

COUNCIL
AGENDA

OCT 11, 1977

THE COUNCIL OF
THE CORPORATION OF THE CITY OF MISSISSAUGA

A G E N D A

TUESDAY, OCTOBER 11, 1977, 9:30 A.M.

CITY COUNCIL CHAMBERS

1 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO

Prepared by: Clerk's Department
Date: October 6, 1977
Time: 3:00 P.M.

NOTE: If the items are changed in any way,
you will be advised prior to the
commencement of the meeting by the
Mayor

COUNCILLORS AND COMMITTEE MEMBERS ARE REQUESTED TO CONTACT
THE APPROPRIATE DEPARTMENT HEADS PRIOR TO THE MEETING IF GREATER
EXPLANATION OR DETAIL IS REQUIRED WITH REGARD TO ANY ITEM ON THE
AGENDA.

1. THE LORD'S PRAYER

2. MINUTES OF COUNCIL MEETINGS: September 26, 1977
September 28, 1977

3. DEPUTATIONS

(a) FILE 4-77 - BUILDING DEPARTMENT

Mr. Richard Seligman, representing Fanciful Holdings Limited, will appear before Council to request that the Director of Building Standards be given the authority to issue a foundation permit for a 210 unit apartment building located on Lot 76, Meadowvale, West, Winston Churchill and Battleford Road.

(b) FILE 0Z/77/75 - JAN DAVIES LTD. & JESAM INVESTMENTS LTD.

Mr. B. Rotenberg, representing Jan Davies Ltd. and Jesam Investments Ltd. will appear before Council regarding the failure to amend the settlement reached with respect to the future development of lands on the east and west sides of Sherobee Road, immediately north of North Service Road. (See attachment I-1).

(c) FILE 0Z/46/76 - N. TURK INVESTMENTS

Mr. Gerald M. Taub representing N. Turk Investments, will appear before Council with respect to the following recommendation made by General Committee at its meeting held October 5, 1977:

"That further consideration of application 0Z/46/76, Forty-Eight Investments Limited, be deferred until November 30, 1977, or until the Planning Staff Report on the Dundas Street Study is issued, whichever is the sooner."

(See attachment I-14)

4. PUBLIC QUESTION PERIOD

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5. CORRESPONDENCE

- (a) INFORMATION ITEMS - I-1 to I-14
- (b) ITEMS REQUIRING DIRECTION - C-1

6. NOTICES OF MOTION

7. REPORTS FROM MUNICIPAL OFFICERS - Attachment R-1

R-1 - FILE 21-77 - TENDERS (FIELDGATE DRIVE)

Report dated September 21, 1977, from Mr. W. Taylor, Commissioner of Engineering, Works and Building, awarding tender for the extension of Fieldgate Drive from the existing northerly limit to Eglinton Avenue East. To be received. By-law Available.

8. COUNCIL TO MOVE INTO COMMITTEE OF THE WHOLE TO CONSIDER REPORTS FROM COMMITTEES

Verbal motion

9. COMMITTEE REPORTS

- (a) GENERAL COMMITTEE REPORT DATED SEPTEMBER 21, 1977 AND SEPTEMBER 26, 1977
- (b) GENERAL COMMITTEE REPORT DATED SEPTEMBER 28, 1977
- (c) GENERAL COMMITTEE REPORT DATED SEPTEMBER 28, 1977 (CORE AREA STUDY)
- (d) GENERAL COMMITTEE REPORT DATED OCTOBER 5, 1977.

10. COMMITTEE TO RISE

Verbal motion

11. UNFINISHED BUSINESS - Attachments UB-2 to UB-12

UB-1 - FILE 25-77 - ZONING GENERAL

General Committee at its meeting held September 7, 1977, requested that the City Solicitor prepare a by-law to amend by-law 5500 which will permit the location of a restaurant in an M1 zone. The property in question is located on Dunwin Avenue.

The City Solicitor was also requested to prepare a by-law to permit the establishment of restaurants in the International Centre located on Airport Road on lands zoned M1.

This item appeared on the agenda of the Council meeting of September 26, 1977, at which time it was deferred to this meeting.

UB-2 - FILE 10-77 - PARKS
FILE 110-77 - WATERFRONT PLAN

General Committee at its meeting held August 17, 1977, considered a report dated August 4, 1977, from the Commissioner of Engineering, Works and Building, and the Commissioner of Recreation and Parks with reference to Downstream Watercourse Improvement works to be carried out through lands known as the Bevarck Property by the developer of Balsam Woods. Messrs. Taylor and Halliday recommended that Balsam Woods Limited be directed to proceed with carrying out certain agreed upon improvement works to the Tecumseh Creek through lands known as the Bevarck site, the value of these works being estimated to be \$50,000.00 and that the developer's \$280,000.00 security be reduced down to \$32,000.00 and that the City retain the \$18,000.00 certified cheque, also deposited by Balsam Woods Limited, as the balance of the amount to be secured.

continued.....

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11. UNFINISHED BUSINESS CONTINUED

UB-2 - The City Solicitor requested that the Committee not adopt the recommendation as set out in the report. He advised the Committee that the certified cheque in the amount of \$18,000.00 deposited by Balsam Woods, was returned to the developer by him. He requested direction to settle the law suit that was commenced by the developer to be released from his letter of credit. It was suggested by Mayor Searle that this item go to Council without a recommendation and that the City Solicitor proceed with the settling of the law suit and prepare a report.

This item appeared on the Council agenda of September 6, 1977, at which time it was recommended that it be deferred to the Council meeting of September 26, 1977. Council at its meeting held September 26, 1977, again deferred this matter to this Council meeting.

It is expected that a report will be available from the City Solicitor.

UB-3 - FILE CDM 77-026 - IONA DEVELOPMENT CORPORATION

Council at its meeting held August 15, 1977, considered a report dated August 2, 1977, from Mr. R. G. B. Edmunds, Commissioner of Planning, recommending approval to the Ministry of Housing, subject to certain conditions for proposed condominium CDM 77-026, Iona Development Corporation located at the south-east corner of Glen Erin Drive and Montevideo Road. This item appeared on the Council agenda of September 6, 1977, at which time it was deferred to the Council meeting of September 26, 1977. This item was again deferred to this meeting.

11. UNFINISHED BUSINESS CONTINUED

UB-4 - FILE T-25359 - ARPEGE DEVELOPMENTS

General Committee at its meeting held September 28, 1977, considered a report dated August 8, 1977, from the Commissioner of Recreation and Parks together with a report dated August 4, 1977, from the Commissioner of Engineering, Works and Building with respect to a letter dated July 19, 1977, from Mr. M. Weir on behalf of Arpege Developments concerning a proposed plan of subdivision located east of Clarkson Road, north of the Canadian National Railway Tracks.

This matter was referred to this Council meeting without a recommendation.

UB-5 - FILE 179-77 - TRAFFIC SAFETY COUNCIL

General Committee at its meeting held September 28, 1977, referred the following recommendations of the Traffic Safety Council to this meeting without a recommendation:

- "69. That a sidewalk not be constructed on Ponytrail Drive, from Rathburn Road and Burnhamthorpe Road, at this time.
- 70.(a) That a school crossing guard not be located at the intersection of Fieldgate Drive and Rathburn Road, as warrants are not met at this time.
- (b) That the Police Department be instructed to conduct a Safety Education program at the local schools.
- 71. That a school crossing guard not be located at the intersection of Rathburn Road and Bough Beeches Boulevard, as warrants are not met at this time."

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11. UNFINISHED BUSINESS CONTINUED

UB-6 - FILE 86-77 - TRAFFIC BY-LAW

General Committee at its meeting held September 7, 1977, referred the following recommendation to Council for consideration:

"That the Traffic By-law be amended to make Golden Orchard Drive a through road between the east limit of Dixie Road and the easterly terminus."

By-law Available.

UB-7 - FILE 49-77 - PETITIONS
FILE 18-77 - ROADS GENERAL (BONNYMEDE DRIVE)

General Committee at its meeting held October 5, 1977, requested that the Engineering Department, City Solicitor and Ward Councillor investigate a method of providing emergency relief to the residents of 2001 Bonnymede Drive (condominium) and report to Council on October 11, 1977.

It is expected that a report will be available for Council's consideration.

UB-8 - FILE 66-77 - LAND DIVISION

General Committee at its meeting held October 5, 1977, considered a report dated September 27, 1977, from the Property Agent in which he recommended that the sum of \$9,000.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with Land Severance Application B 268/77-M, Standard Industries Limited, part of Lot 2, Conc. 4, E.H.S., located on Creekbank Road and zoned Industrial M2.

General Committee at the meeting requested that the Commissioner of Engineering, Works and Building prepare a report regarding the adequacy of the draining system for the above noted lands to be considered by Council at this meeting.

It is expected that a report will be available for Council's consideration.

11. UNFINISHED BUSINESS CONTINUED

UB-9 - FILE 104-77 - ONTARIO HUMANE SOCIETY

General Committee at its meeting held September 14, 1977, referred the following recommendation to this meeting in order that Mr. Hughes of the Ontario Humane Society may be in attendance for discussion of this item:

- "(a) (i) That the City of Mississauga request that the Mississauga Humane Society immediately provide facilities for an isolation compound to incarcerate suspected rabid animals.
- (ii) That the City of Mississauga require as part of the agreement between the City and Mississauga Humane Society that Animal Control Officers of the Society participate in an educational programme run by the Peel Regional Health Unit, in the handling of rabid animals.
- (iii) That the City of Mississauga request that the Mississauga Humane Society distribute rabies educational literature with all tag sales and animal adoptions.
- (iv) That the City of Mississauga recommend to the Region of Peel that the Peel Regional Police be required to participate in an educational programme run by the Peel Regional Health Unit, in the handling of rabid animals and further to require that the Peel Regional Police participate in a tri-service programme in responding to rabid animal calls.
- (b) That the formal procedures to be followed in reporting and responding to rabid animal calls be as follows:-
- (i) All calls to report suspected rabid animal and subsequent actions be handled through the direction of the Peel Regional Health Unit.
- (ii) After a call is received the Peel Regional Health Unit informs the Peel Regional Police and the Mississauga Humane Society.
- (iii) The three agencies meet at the address of the siting. At the instruction of the Peel Regional Health Unit, the Police and the Humane Society will conduct a search of the immediate vicinity for the suspected animal.

continued.....

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11. UNFINISHED BUSINESS CONTINUED

UB-9 - CONTINUED.....

(iv) If the preliminary search fails to achieve apprehension of the suspected animal, the Peel Regional Police will increase surveillance of the area for 24 hours or until another siting is reported."

UB-10 - FILE 185-77 - TRANSIT SERVICE STUDY
FILE 112-77 - SURFACE TRANSIT
FILE 2-77 - APPOINTMENTS

General Committee at its meeting held September 28, 1977, recommended that an advertisement be placed in the October 5, 1977, issue of the local newspapers for two citizen volunteers to serve on the Transit Authority and that the matter be dealt with by Council on October 11, 1977.

(Resumés enclosed with the Councillors' agendas)

UB-11 - FILE 105-77 - PLANNING COMMITTEE
FILE 12-77 - PLANNING DEPARTMENT

Attached is an excerpt from the Planning Committee Minutes of October 4, 1977, setting out their recommendations with respect to the planning staff response to the Report of The Planning Act Review Committee. The Planning Committee has recommended that these recommendations be forwarded directly to Council for their consideration.

To be received. Resolution Available.

UB-12 - FILE 181-77 - CONDOMINIUM DEVELOPMENT
FILE 105-77 - PLANNING COMMITTEE

Attached is an excerpt from the Planning Committee Minutes of October 4, 1977, setting out their recommendations with respect to the Residential Parking Study dated September, 1977, prepared by planning staff. The Planning Committee has recommended that these recommendations be forwarded directly to Council for their consideration.

To be received. Resolution Available.

12. BY-LAWS

Verbal motion for required number of readings.

- #583-77 - A By-law to authorize execution of a contract for the extension of Fieldgate Drive from the existing northerly limit to Eglinton Avenue East. (Awarded to Bandiera & Associates Limited).

THREE READINGS REQUIRED

- #584-77 - A By-law to prohibit and regulate signs and other advertising devices in the City of Mississauga. (Mississauga Sign By-law - This is as recommended by General Committee on September 28, 1977, Item #1278).

FIRST READING REQUIRED

- #585-77 - A By-law to authorize the execution of an agreement between Westpoint Ford Sales Limited, Ford Motor Company Limited and the City of Mississauga. (This by-law is with respect to the relocation of the corporate sign from the Dundas Street location of Westpoint Ford Sales Limited to its new location. This is as recommended by General Committee on September 28, 1977, Item #1237).

THREE READINGS REQUIRED

- #586-77 - A By-law to amend By-law No. 234-75, as amended. (This by-law designates 3122 Hurontario Street, 3455 Morningstar Drive, 1301 Dundas St. W., 33 Central Parkway West, 3339 Council Ring Road, 1785 Bloor Street and 31 High Street as Fire Access Routes. This is as recommended by General Committee on September 28, 1977, Item #1241).

THREE READINGS REQUIRED

12. BY-LAWS CONTINUED

- #587-77 - A By-law to amend By-law No. 234-75, as amended. (This by-law designates 2542 and 2556 Argyle Road, 2323 Confederation Parkway, 3045 Queen Frederica Drive, 3085 Queen Frederica Drive, 5730 Montevideo Road, 1175 Dundas St. W. and 2570 & 2590 Argyle Road, as Fire Access Routes. This is as recommended by General Committee on September 28, 1977, Item #1242).

THREE READINGS REQUIRED

- #588-77 - A By-law to amend By-law No. 5500 as amended. (Marriott Hotels - Lands located at the south-east corner of Airport Road and Elmbank Road. This is as recommended by General Committee on September 28, 1977, Item #1245).

THREE READINGS REQUIRED

- #589-77 - A By-law to amend By-law 202-76 being a by-law to require the owners of privately owned outdoor swimming pools to erect and maintain fences and gates around such swimming pools. (This by-law is with reference to the enclosure of utility meters or furnace oil filler pipes. This is as recommended by General Committee and adopted by Council on September 14, 1977).

THREE READINGS REQUIRED

- #590-77 - A By-law to authorize a request to the Minister of Transportation and Communications for the closure of a portion of Highway #10 (King's Highway) for the Mississauga Santa Parade on November 12, 1977. (This is as recommended by General Committee on September 7, 1977, adopted by Council on September 14, 1977).

THREE READINGS REQUIRED

12. BY-LAWS CONTINUED

- #591-77 - A By-law to authorize the execution of a Housekeeping Agreement between Brand Felt of Canada Limited and the Corporation of the City of Mississauga. (This agreement is being submitted to satisfy a condition of the Committee of Adjustment decision under file C.A. "A" 99-68).

THREE READINGS REQUIRED

- #592-77 - A By-law to amend By-law Number 5500 as amended. (File 02/53/72 V.M.A. Construction Limited - Lands located on the south-east corner of Lorne Park Road and Albertson Cres.).

THREE READINGS REQUIRED

- #593-77 - A By-law to establish certain lands as part of the municipal highway system. (This by-law establishes that part of Florian Road designated as parts 3, 4, 5, 7, 8, 10, 11, 17, 18 & 19 on Ref. Plan 43R-1437, said part of Florian Road being closed by City of Mississauga By-law 253-74, as Creelman Road).

THREE READINGS REQUIRED

- #594-77 - A By-law to authorize the execution of an agreement between the Corporation of the City of Mississauga and Fish and Coven Management. (This is an agreement whereby the City of Mississauga wishes to enter upon lands known municipally as 170 Lakeshore Road West for the purpose of erecting and maintaining the necessary traffic signs pursuant to the City of Mississauga By-law 234-75).

THREE READINGS REQUIRED

- #595-77 - A By-law to allocate the sum of \$36,000.00 within the CMHC Municipal Incentive Grant Fund, Account No. 865-021 of the General Municipal Development Reserve Fund and to withdraw same therefrom as required for the construction of certain sidewalks in the City of Mississauga.

THREE READINGS REQUIRED

12. BY-LAWS CONTINUED

- #432-77 - A By-law to change the name of a public highway in the City of Mississauga. (Portion of Hamilton Avenue being renamed Meadows Boulevard).

THIRD READING REQUIRED

- #596-77 - A By-law to authorize the execution of a Traffic Operations Study Agreement between the Ministry of Transportation and Communications, the Regional Municipality of Peel, the City of Brampton and the Corporation of the City of Mississauga. (This is as recommended by General Committee on September 28, 1977).

THREE READINGS REQUIRED

- #597-77 - A By-law to amend By-law No. 234-75, as amended. (This by-law amends the Traffic By-law to make Golden Orchard Drive a through road between the east limit of Dixie Road and the easterly terminus).

THREE READINGS REQUIRED

- #598-77 - A By-law to amend By-law 234-77 which allocated specifically sums within the General Municipal Development Reserve Fund and authorized the withdrawal of same therefrom as required for the construction of sidewalks at the locations set out in that By-law.

THREE READINGS REQUIRED

13. MOTIONS

- (a) To adopt General Committee Report dated September 21 and September 26, 1977.
- (b) To adopt General Committee Report dated September 28, 1977.

13. MOTIONS CONTINUED

- (c) To adopt General Committee Report dated September 28, 1977, (Core Area Study).
- (d) To adopt General Committee Report dated October 5, 1977.
- (e) Motion re restriction of youths under the age of 16 on public streets after 10:00 P.M. (F. McKechnie)
- (f) Motion re walkway from Will Scarlet Drive - Sherwood Forrest West Subdivision. (F. Hooper)
- (g) To rescind Resolution 253 concerning policies which apply to plans of subdivisions which have not yet received draft plan approval as of March 14, 1977.
- (h) To advise the Ontario Municipal Board that By-law 553-77 is in conformity with the Official Plan for the City of Mississauga Planning Area.
- (i) To advise the Ontario Municipal Board that By-law 555-77 is in conformity with the Official Plan for the City of Mississauga Planning Area.
- (j) To advise the Ontario Municipal Board that By-law 573-77 is in conformity with the Official Plan for the City of Mississauga Planning Area.
- (k) Motion re Residential Parking Study.
- (l) Motion re The Planning Act Review Committee.

14. NEW BUSINESS

15. BY-LAW TO CONFIRM PROCEEDINGS OF COUNCIL AT THIS MEETING

Verbal motion for required number of readings.

16. ADJOURNMENT

Verbal motion

1-1

GORDON, TRAUB & ROTENBERG

BARRISTERS & SOLICITORS

WILFERD GORDON, Q.C.
WALTER M. TRAUB
J. BARRY ROTENBERG
DANIEL GORDON

TELEPHONE: (416) 862-9155

SUITE 207
347 BAY STREET
TORONTO, ONTARIO
M5H 2R7

October 3rd, 1977.

City of Mississauga,
1 City Centre Drive,
Mississauga, Ontario.
L5B 1M2

Attention: Mr. Terence L. Julian
City Clerk

Dear Sir:

Re: Jan Davies Limited and
Jesam Investments Limited
File OZ/77/75

I attach hereto a copy of a Resolution passed by the Council of the City of Mississauga at its meeting of September 26th, 1977.

I further attach a copy of a Resolution passed by Council of the City of Mississauga, on Tuesday, August 2nd, 1977.

You will note that it appears from these two Resolutions that the members of Council of the City of Mississauga, without appreciating the nature and consequences of the circumstances and of their actions, and without giving due consideration to the relevant facts, have caused a grave economic injustice to the applicants.

This may be due either to the enormous workload that members of Council carry or the failure of co-ordination between City Council and the Planning Department, Legal Department and Ward Councillor, Mr. Kennedy, as the essence of the question in Council's Resolution of August 2nd, 1977, has been overlooked.

- (a) If pursuant to Council's Resolution of August 2nd, 1977 they amend the restrictions from 608 suites to 819 suites while amending the population figure to 2,048, then the applicants would be satisfied.
- (b) If Council amends the settlement to remove the population figure and the suite figure, almost the same effect will be achieved.

I am advised that meetings have been held between Mr. Kalman, the Architect for Jan Davies Limited and Jesam Investments Limited, and Mr. Lethbridge of your Planning Department and it

✓ TO BE RECEIVED.
COPY HAS BEEN SENT TO
R. EDMUNDS & B. CLARK

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October 3rd, 1977.

was discovered that pursuant to the By-Laws of the City of Mississauga governing the Zoning designations of R.M.7.D.3. and R.M.7.D.5. that a maximum of 819 units could be built on the sites in question and that a maximum of 2,048 persons could be contained in these units.

The major concern to the Rate Payers Groups appears to be one of the increased traffic potentially produced by the proposed amendment.

Having discussed the matter with certain Rate Payers Groups, I find them to be under the misapprehension that Council was planning to grant to the applicants some concession over and above that permitted under the Zoning By-Laws of the City of Mississauga as they exist at this time.

I find that no one explained to them that the project was to be built as a rental accommodation and not as a condominium as was the agreement of the applicants. I find that no one had explained to them that under the Zoning By-Laws of the City of Mississauga, if Council were to have approved the deletion of the number of units and the maximum number of persons in the settlement, the buildings containing the 819 suites could have been built in the exact same envelopes as the 608 suites would have been contained in as the permitted maximum gross floor area was not to be increased.

This writer feels that if matters were explained to the Rate Payers and to the members of Council, these fears might be alleviated. It further appears that no one amongst the Rate Payers Groups or on Council has taken the time to investigate the matter.

The parking requirements of the City of Mississauga now recognize that condominiums produce more cars than rental developments. The requirements are 2.0 spaces for each condominium unit and 1.75 spaces for each rental unit.

On Page 1 of The Residential Parking Study of the Planning Department of the City of Mississauga, dated September, 1977, it states:

"On the average, the vehicle ownership increased with an increase in the size of the unit and condominium dwellings had a higher vehicle ownership than comparable rental units."

On Page 26 of the same Study the figures given for unit ownership of vehicles are:

Rental	1.34
Condominium	1.57

Each type of unit is recommended to have the following visitor parking needs:

Rental	.20 spaces per unit
Condominium	.32 spaces per unit

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October 3rd, 1977.

I-1(B)

In addition, the rental units produce less parking requirements for smaller bedroom counts.

As the proposal of Jan Davies Limited and Jesam Investments Limited is for all one and two bedroom units, the impact of the three bedroom units in the approved settlement for condominium development is absorbed prior to any increase in traffic being created.

I question whether anyone on Council has bothered to speak to the Planning Department, i.e. Mr. Edmunds, Mr. Adamson and Mr. Lethbridge. I question whether anyone on Council bothered to speak to Mr. Jakaitis of your own Traffic Department.

I question whether or not anyone on Council has discussed the proposed settlement with Mr. Clark of the Legal Department.

I question whether anyone has considered the proximity of this site to public transportation and the Go Train Station.

I question whether anyone has considered Mississauga Transit's intention to increase and improve service on Hurontario.

I question whether anyone has considered the Region's announced intention to place a traffic light at the corner of Sherobee and Hurontario Street.

I question whether anyone has considered that the Official Plan designation of this site in the Cooksville Study has always been, and was at the time that anyone purchased or rented accommodations in this area and still is, that the area be designated and developed as maximum multiple family density.

It is an affront to the applicants that I am being forced to argue an amendment to the settlement on the same terms as a Section 35(22) appeal to the Ontario Municipal Board.

All the information I have alluded to is available to Council and could have been given to them at any meeting of Council since the August 2nd, 1977 meeting.

Someone is either lax or is stalling the issue.

Council must now decide at their next meeting, whether or not to approve the amendment to the settlement.

There can be no more defferals or delays as the OMB Hearings are scheduled for November 4th, 1977.

Council must now decide themselves, on the advice of their own staff and on the basis of their own experience and conscience, whether or not the OMB would approve the request of Jan Davies Limited and Jesam Investments Limited as presented herein.

October 3rd, 1977.

I believe that the Ontario Municipal Board will and Council's refusal to act at their next meeting and approve the proposed amendment to the settlement will be detrimental to all parties concerned, in particular to the applicants, but also to the tax payers of the City of Mississauga as it will be necessary to subpoena all of the members of the staff of the City of Mississauga referred to in this letter, as well as the Traffic expert and Planning experts who support the proposals of Jan Davies Limited and Jesam Investments Limited.

We therefore request that Council of the City of Mississauga deal with the Resolution dated August 2nd, 1977 and request permission to attend and make a deputation before Council so that the situation can be fully explained to the members of Council.

The purposes of the investigations of the Planning Department and Councillor Kennedy as stated in the Resolution of August 2nd, 1977 were to confirm the facts that by merely lifting the number of units and the number of persons, the applicants could deal fully and equitably with the Zoning designations granted to them, as they should have been allowed in the first place.

I am advised that the Planning Department in their circulation received no negative comments from those parties to whom the questionnaires were delivered, which people are those best professionally capable of making a decision on the request.

As a home owner I can well understand the wishes of the residents of Peel Condominium No. 38 that no greater traffic nor any larger buildings than are necessary be built on the lands adjoining them and I find it encouraging that their position was not one of opposition to the project, but merely one of non-support. I believe this is the best one could ask for from adjoining and abutting owners.

I find it questionable that the position of the Credit Reserve Rate Payers and the Cooksville Rate Payers were requested as not only do they not live within the area, they made no objection at the Ontario Municipal Board to an application by Jan Davies Limited and Jesam Investments Limited in September, 1976 which would have permitted them to build even more suites with an even greater population than that which is requested today.

If Council shall feel more secure by adding to their Resolution a maximum suite count of 819, the requirement of the project to be built as a rental accommodation and that the maximum population for the project be 2,050 persons, then so be it.

If Council shall require any reports from staff, then let them be accumulated this date.

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City of Mississauga

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October 3rd, 1977. I-110

I understand the next Council meeting is October 11th, 1977 and this matter must be attended to one way or another on that date.

Yours very truly,

GORDON, TRAUB & ROTENBERG

Barry Rotenberg

BR:cm

Enclosures

I-1(E)



August 9, 1977.

Mr. B. Rotenberg
Gordon, Traub & Rotenberg
Suite 207, 347 Bay Street
Toronto, Ontario
M5H 2R7

Dear Sir:

Re: Jan Davies Limited and
Jesam Investments Limited
File 02/77/75

Further to your letter dated July 27, 1977, and your appearance before Council on Tuesday, August 2, 1977, this is to advise that the following Resolution No. 511 was adopted by Council at that time:

"BE IT RESOLVED that Item 976 of the General Committee Report dated July 13, 1977, be deferred until the Ward Councillor (Mr. H. Kennedy) and the Planning Department have reported to City Council on the implications of deleting from the terms of settlement reached between the City and Jan Davies Limited the following items:

- (a) the maximum number of units on the West Side of Sherobee Road, and
- (b) the maximum number of persons.

Yours very truly,

Terence L. Julian,
City Clerk.

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I-1(F)

September 27, 1977.

Mr. B. Rotenberg
Gordon, Traub & Rotenberg
Suite 207, 347 Bay Street
Toronto, Ontario
M5H 2R7

Dear Mr. Rotenberg:

Re: Jan Davies Limited and
Jesam Investments Limited
02/77/75

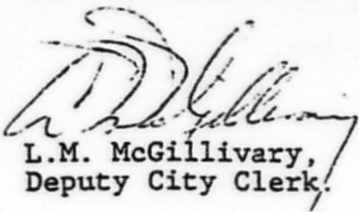
Further to your letter dated September 14, 1977, this is to confirm that the following Resolution No. 580 was adopted by Council at its meeting on Monday, September 26, 1977:

"BE IT RESOLVED THAT the settlement reached between Jan Davies Limited and Jesam Investments Limited and the City of Mississauga with respect to the future development of lands on the east and west sides of Sherobee Road, immediately north of North Service Road, be confirmed; and that the proposed revisions to the aforementioned settlement as set out in the June 21, 1977, communication from Mrs. Lilly Davies, on behalf of Jan Davies Limited and Jesam Investments Limited, not be approved."

If you have any further questions, please do not hesitate to contact this office.

Yours very truly,

THE CORPORATION OF THE CITY OF MISSISSAUGA


L.M. McGillivray,
Deputy City Clerk.

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cc - R.G.B. Edmunds, Commissioner of Planning
- B. Clark, Q.C., City Solicitor
- G. Bewick, Development Coordinator

1 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO. L5B 1M2 TELEPHONE (416) 270-7800

Morrison, Hershfield,
Burgess & Huggins, Limited

Consulting Engineers

Edmonton
Guelph
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Toronto, Ontario
M8A 2A4
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Cable: Mornersh
Twx 610 491-2248
Telex 06-217884

I-2

September 29, 1977

Mr. Terrence L. Julian,
City Clerk,
City of Mississauga,
1 City Centre Drive,
Mississauga, Ontario.
L5B 1M2

RECEIVED
DATE OCT 3 1977
FILE NO.

Dear Mr. Julian:

I understand the City of Mississauga has submitted an application to host the 1981 Canada Summer Games. In this regard I am writing to express our interest in, and to explore the prospects of our firm providing engineering services on this project.

Attached herewith is a brochure that gives information on our firm and some of the engineering work that we have done. We have had extensive experience on the structural engineering aspects of many sports complexes as indicated by the attached list of our recreation and community centre projects. The Etobicoke Olympium is a recently completed project for which we provided structural engineering services to Lee, Elken, Becksted, Paulsen, Fair, Architects.

The writer and other members of our office are resident in the City of Mississauga and so are interested in the City's involvement in projects such as the Canada Games.

I would appreciate it if you would convey our interest in this project to Council and to the appropriate Committee. I would welcome an opportunity to meet with representatives of the City to learn more about the project and to outline more fully our relevant qualifications.

Yours very truly,

AJB:hb

A. J. Burgess, P. Eng.
President.

Encls.

✓ TO BE RECEIVED. COPY
HAS BEEN SENT TO J.
LETHBRIDGE

I-2(A)

Morrison, Hershfield, Burgess & Huggins, Limited
Consulting Engineers

Recreational & Community Centre Projects

Athletic building, Laurentian University of Sudbury, Ontario
- Olympic 50 meter swimming pool, gymnasium.

Castle Frank High School, Toronto, Ontario
- swimming pool with concrete hyperbolic paraboloid roof.

Donalda Club, Don Mills, Ontario
- curling rink, outdoor swimming pool, squash courts.

Brewers Pool, Ottawa, Ontario
- investigation of foundation failure.

Riverside Golf & Country Club, Riverside, N.B.
- curling and club facilities.

Don Mills Curling Rink, Don Mills, Ontario
- glulam timber arches.

Tension Fabric Enclosures for swimming pools and tennis courts
- various locations in U.S.A. and Canada.

Woodbridge Community Pool, Woodbridge, Ontario

Etobicoke Olympium, Etobicoke, Ontario
- Olympic 50 meter swimming pool, double gymnasium, & learners pool.

Etobicoke Centennial Park Dual surface arena, Etobicoke, Ontario

Ajax Community Centre

Quinte Sports Complex, Belleville
- Olympic ice hockey arena, gymnasium.

Investigation and design of structural repairs for arenas, curling clubs, gymnasiums and swimming pools at various locations.

Structural design for community arenas, curling clubs and swimming pools at various locations.

Artificial open-air ice rinks at Sunnydale, Martingrove and Westway in Etobicoke, Wilmington in North York and Lawrence Park in Toronto.

MHBH

I-3



Office of the
Minister

Ministry of
Transportation and
Communications

416/965-2101

Ferguson Block
Queen's Park
Toronto Ontario

September 26, 1977

His Worship Mayor Ron A. Searle,
City of Mississauga,
1 City Centre Drive,
MISSISSAUGA, Ontario.
L5C 1V8

Dear Mayor Searle:

RECEIVED
MINISTRY NO
DATE SEP 27 1977
REC'D

In September of last year, I announced the Ministry's municipal transit operating subsidy policy for 1977. In order that you might properly proceed with your public transportation budget preparation and associated considerations for next year, I wish, at this time, to advise of the terms and application of the transit programs for 1978.

Basically, the operating subsidy program will involve the continuation of the policy and revenue/cost formula implemented for 1977, wherein the fundamental component was the allocation of funds based on a fixed percentage of operating costs. The special subsidy available for services in areas of rapid population growth and for the operation of major new facilities will also be retained, the latter applying for a period of three years. As noted at its time of introduction, this policy employs an incentive to improve productivity and efficiency, objectives which are appropriate at all times but essential in times of fiscal restraint, in keeping with the overall government policy enunciated by the Treasurer, The Honourable D. McKeough on September 16th, 1977.

Consistent with our continued commitment to public transportation requirements, I wish to confirm that no municipality will receive less operating subsidy assistance in 1978 than in 1977, provided the amount does not exceed 75% of net operating costs. Overall, the Provincial budget allocated to the operational aspect of urban transit will show an increase.

The transit capital subsidy program will continue to provide for a Provincial contribution of 75% toward the costs of approved capital projects; each individual project, as is customary, being evaluated for justification, benefit and priority.

I trust that the terms of the policy for next year and the stable Provincial position that it embodies, will enable each municipality to plan for and provide an appropriate level of public transportation, compatible both with the needs of its residents and with the environment of fiscal restraint.

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BEEN SENT D. OGILVIE, W.
MUNDEN & E. DOWLING

... /2

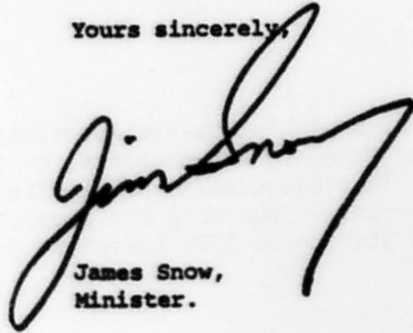
- Page Two -

I-3(A)

With respect to the allocation of road subsidies, I will advise you on this subject later in the year, in accordance with previous practice.

With kindest regards, I remain,

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'James Snow', with a large, sweeping flourish extending from the end of the name.

James Snow,
Minister.

I-4
Clarkson Road South Ratepayers Association

Mississauga, Ontario

September 26, 1977

Mr. W. Taylor
Commissioner of Works and Engineering
City of Mississauga
City Hall
1 City Centre Drive,
Mississauga, Ontario

Dear Mr. Taylor:

As you may be aware, the Clarkson Road South Ratepayers Association has been "involved" with the attempts by McDonald's Restaurants of Canada Limited to locate in the Clarkson area. This association was invited by City Council to comment on the latest proposal regarding the property presently occupied by the Imperial Esso Station at 1774 Lakeshore Road West.

Meetings were held as follows:

1. With a representative of McDonald's to review the proposal and site plan.
2. Several meetings of the executive of this Association.
3. A public meeting at Clarkson Public School, attended by residents of the community, businessmen from the adjoining commercial area, Councillor of Ward 2, the President of Meadowood-Rattray Res. Assoc., and Mr. Rob Wanless, Traffic Engineer for the City of Mississauga.

These meetings have produced some serious questions which require more definitive answers:

1. Parking
Is the parking on the site adequate?
 - a) spill over to adjacent parking areas.
 - b) on-site congestion resulting in traffic bottlenecks at the intersections.
2. Traffic Signals
How will these lights co-ordinate traffic flows at the intersection of Clarkson Road South, Clarkson Road North, Lakeshore Road and the proposed McDonald's?
 - a) entry and exit for the McDonald's site.
 - b) entry and exit for Clarkson Road South.
 - c) pedestrian control

✓ TO BE RECEIVED.
COPY HAS BEEN SENT
TO R. EDMUNDS.

Clarkson Road South Ratepayers Association I-4(A)
mississauga, ontario

Mr. W. Taylor
Page...../2

3. Environmental Impact
What consideration has been given to the retention of the mature trees on the site?
 - a) aesthetic value to Historical Clarkson Village concept.
 - b) buffer value for adjacent residential area.
4. Traffic
Has an actual traffic study been taken pertaining to the effect of the proposed McDonald's on the aforementioned intersections?
 - a) lack of left turn vehicle storage on Lakeshore Road
 - b) the impact on local community traffic, both vehicular and pedestrian.

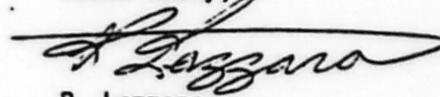
Mr. Wanless' responses to these questions (and others) were vague, and he admitted that they were based on theory only.

The questions regarding increased traffic flows on Clarkson Road South were sidestepped and met with very poor explanations. The possibilities of widening, removal of the trees and curb and guttering of this street, were not refuted by Mr. Wanless.

The ongoing actual experience of communities with this type of operation in a congested area gives credence to the residents fears that the Historical Clarkson Village concept will be destroyed.

Therefore, the Clarkson Road South Ratepayers Association will strongly oppose the McDonald's Clarkson Proposal, until all these concerns have been resolved to the satisfaction of the residents.

Yours truly,


R. Lazzara
Clarkson Road South
Ratepayers Association

/mja

List of carbonees attached.

I-4(B) Clarkson Road South Ratepayers Association
mississauga, ontario

Page...../3

cc: Mr. R. Searle, Mayor, City of Mississauga
Mrs. M. H. Spence, Councillor Ward 2
J. D. Lethbridge, Director of Urban Design
President, Meadowood-Rattray Res. Assoc.
Mr. J. Baskerville, McDonald's Restaurants of Canada Ltd.
Members of Council, City of Mississauga
Members of Clarkson Rd. South Ratepayers
Mississauga Times
Mississauga News

I-5

Raymond Moriyama, Architects and Planners, 32 Davenport Road, Toronto, Ontario, Canada, M5R 1H3 (416) 925-4484

September 29, 1977

Mayor and Council
City of Mississauga
1 City Centre Road
Mississauga, Ontario
L5B 1M2

RECEIVED
REGISTRY NO.
DATE OCT 5 1977
FILE NO.
CLERK'S DEPARTMENT

RECEIVED
OCT 8 1977
CLERK'S OFFICE

Dear Mr. Mayor and Members of Council

We bear good tidings.

Your Burnhamthorpe District Library in Mississauga has won a design award -- the Award of Merit.

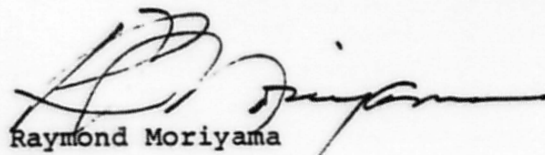
This design competition covered the whole of Ontario and was sponsored by the Ontario Mason's Relations Council. As we understand, two out of seven awards will be received by Mississauga. This is quite an accomplishment. The council and Mississauga should be congratulated. The winning entries including the library will tour the province under the auspices of the Art Gallery of Ontario. There will be publicity in architectural and other publications.

Moreover, there will be a formal presentation of awards to the owners and architects around noon on Thursday, October 27th, 1977, at a place to be announced later. We hope as many of you can join us and share our joy and pride in the Library Board and Mississauga winning this award.

We certainly enjoyed the challenge that you presented us and the teamwork with which we were able to carry out the project on time and under budget.

Yours sincerely

RAYMOND MORIYAMA ARCHITECTS AND PLANNERS


Raymond Moriyama
ms

TO BE RECEIVED

Raymond Moriyama MARCH, PRAIC, MOP, ARCA, PISA / T.F. Teshima BARCH, MRAIC
H. Cloutier BA, RESEARCH / A.K. McIntosh M.C. FINANCIAL MANAGEMENT / J.V. Snell MAATO, M.C.D.S. CONSTRUCTION MANAGEMENT / D.B. Vickers MAATO, GENERAL MANAGEMENT
Associates: D.W. Cooper MAATO / A.A. Finlay BSC, CEM, MRC, BARCH, MRAIC / C.E. Freck PISA, RSW, MAATO
Innuve / T.H. Motomochi BSC, BARCH, MRAIC / B.W. Mueller STAL, C.S.L.A. LANDSCAPE ARCHITECTURE



I-6

City of Mississauga

MEMORANDUM

To MAYOR & MEMBERS OF COUNCIL

From L. M. McGillivray

Dept. _____

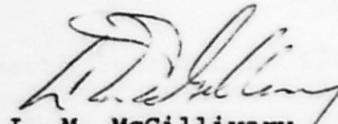
Dept. Deputy City Clerk

October 6, 1977

RE: File 118-77 - THE LIQUOR LICENCE
BOARD OF ONTARIO

Correspondence has been received from the Liquor Licence Board of Ontario advising of applications for the issuance of liquor licences with respect to the following establishments within the City of Mississauga:

1. Lakesauga Restaurant - 169 Lakeshore Road West
2. Olympic Steak & Lobster House Tavern - 2025 Dundas St. E.
3. Palace Tavern - Streetsville Plaza
4. Proposed Restaurant - Stanfield Rd. at Dundas St.


L. M. McGillivray
Deputy City Clerk

LMM/sjl

TO BE RECEIVED

I-7

October 3, 1977

HYDRO MISSISSAUGA

2375 HURONTARIO ST. MISSISSAUGA, ONT. L5A 2G2 • (416) 275 9050

Mr. T. Julian
City Clerk
City of Mississauga
1 City Centre Drive
Mississauga, Ontario
LSB 1M2

RECEIVED
REGISTRY NO.
DATE OCT 4 1977
FILE NO.
CLERK'S DEPARTMENT

RE: Possible Electricity Shortages
Our File: 4-2

Please find enclosed a copy of a News Release being issued today by the Commission to all the local newspapers.

At their last regular meeting, the Commission requested that copies of this News Release be sent directly to City and Regional authorities and to major power Consumers.

If you have any questions about this matter, please do not hesitate to contact me.

K. N. Posgate
K. N. Posgate, P. Eng.,
Director of Consumer Affairs

KNP:dh

Encl.

TO BE RECEIVED

I-7(A)

HYDRO MISSISSAUGA

2225 HURONTARIO ST., MISSISSAUGA, ONT. L5A 2G3 • (416) 275 9600

NEWS RELEASE

OCTOBER 3, 1977

HYDRO MISSISSAUGA CHAIRMAN, MR. A.E. BRADLEY, TODAY ANNOUNCED THAT THERE IS THE REMOTE POSSIBILITY THAT ELECTRICITY SHORTAGES MAY OCCUR WITHIN THE PROVINCE OF ONTARIO DURING THE COMING WINTER SEASON AND ENSUING YEARS.

ONTARIO HYDRO HAS INFORMED THE LOCAL COMMISSION THAT THE AMOUNT OF SURPLUS GENERATING CAPACITY AVAILABLE IN THE PROVINCE IS GRADUALLY BEING REDUCED DUE TO FINANCIAL AND ENVIRONMENTAL CONSTRAINTS. IN THE EVENT OF EMERGENCY FAILURE OF A SIGNIFICANT PORTION OF THIS GENERATION, SHORTAGES COULD OCCUR AT TIMES OF PEAK ELECTRICITY USE. "THE EFFECTS TO HYDRO MISSISSAUGA CONSUMERS WOULD BE SIMILAR TO THAT FOR ALL OTHER CONSUMERS THROUGHOUT THE PROVINCE", BRADLEY SAID.

MR. BRADLEY WENT ON TO SAY THAT A SERIES OF PRELIMINARY STEPS WOULD BE TAKEN BY ONTARIO HYDRO PRIOR TO AN ACTUAL BLACKOUT TO CONSUMERS. THESE WOULD INCLUDE CUTTING OFF INTERRUPTIBLE LOADS TO CERTAIN LARGE INDUSTRIAL CONSUMERS, INCREASING ELECTRICITY IMPORTS FROM OUTSIDE THE PROVINCE,

...../2

I-7(B)

AND REDUCING SUPPLY VOLTAGE BY, FIRST, THREE PERCENT AND THEN FIVE PERCENT. AS A LAST RESORT, A SERIES OF ROTATIONAL BLACK-OUTS WOULD BE IMPLEMENTED. THE PROVINCE IS BROKEN DOWN INTO A MULTITUDE OF SMALL AREAS, DESIGNATED BY MAIN FEEDER LINES, AND EACH OF THESE AREAS WOULD EXPERIENCE A COMPLETE POWER SHUT-DOWN FOR FIFTEEN MINUTES ON AN EQUALLY-SHARED ROTATIONAL BASIS. "THERE ARE 13 SUCH AREAS IN MISSISSAUGA", BRADLEY SAID, "AND ALL OUR CONSUMERS COULD EVENTUALLY BE AFFECTED".

MR. BRADLEY CLARIFIED THAT SINCE SUCH ROTATIONAL POWER CUTS WOULD ONLY BE EMPLOYED IN THE EVENT OF A SEVERE EMERGENCY, THE PROBABILITY OF THIS HAPPENING IN THE NEAR FUTURE IS REMOTE.

WHEN ASKED WHAT INDIVIDUAL CONSUMERS COULD DO TO MINIMIZE THE POSSIBILITY OF POWER SHORTAGES, MR. BRADLEY STATED, "ALL CONSUMERS SHOULD DO WHATEVER THEY CAN TO CONSERVE ELECTRICITY. THEY SHOULD TURN OFF ALL UNNECESSARY LIGHTS AND APPLIANCES AND AVOID ANY WASTEFUL USE OF THIS VALUABLE ENERGY RESOURCE".

BBB Aug 23/77

I-8



OFFICE OF THE MAYOR



September 29, 1977.

Mr. Doug MacDonald

re: Building Official Education

Dear Doug,

I have just been notified by the Ontario Building Official Association Inc. that in the course you recently attended, you passed with distinction and received a mark of 92.7%. I also understand that, in a class of 43, you stood third.

Please accept the congratulations of Council, and myself, for your achievement! It certainly speaks well for the confidence of the Municipal employees who serve our community.

Sincerely,

Ron Searle,
Mayor.

RS/ss

cc: Mr. Keith Cowan

Mr. E.M. Halliday

TO BE RECEIVED

pro bono publico
"for the public good"

Ontario Building Official Association Inc.

OFFICERS

PRESIDENT

W Hewitson P. Eng.
989 Forest Glen Ave.
Burlington, Ontario

1ST VICE PRESIDENT

G H Fleming P. Eng.
150 Borough Drive
Scarborough, Ontario

2ND VICE PRESIDENT

C Bingham
550 Mortimer Ave.
Toronto, Ontario

SECRETARY

K A Cowan P. Eng.
1 City Centre Dr.
Mississauga, Ontario

TREASURER

T Powdrell
Town Hall
Dundas, Ontario

IMM. PAST PRESIDENT

G N Bilous P. Eng.
Centre St.
St. Catharines, Ontario

PAST PRESIDENT

W R Hamilton P. Eng.
2000 Weston Road
Weston, Ontario

DIRECTORS

A Kidd
City Hall
Kitchener, Ontario

K M Turner
City Hall
300 Dufferin Ave.
London, Ontario

G A Korz
16 Millen Avenue
Hamilton, Ontario

H G Wright
Municipal Building
Hamilton, Ontario

J Van Essen
777 Highway #8
Stoney Creek, Ontario

A Wong P. Eng.
17th Floor East Tower
City Hall
Toronto, Ontario

A J Suprun P. Eng.
St.
St. Catharines, Ontario

R M Nathwani P. Eng.
City Hall
71 Main St West
Hamilton, Ontario

P. O. Box 601
Simcoe, Ontario
September 19, 1977

The Corporation of the City of Mississauga
1 City Centre Drive
Mississauga, Ontario
L5B 1M2

Attention: Mayor R. A. Searle, and
Members of Municipal Council

Dear Sirs:

Re: Building Official Education

On behalf of the Ontario Building Official Association, it is my pleasure to inform you that your MR. DOUG MACDONALD, who attended the Ontario Building Official Association Education Course in the spring of 1977, has received a **PASS STANDING WITH DISTINCTION**. Out of a class of 43 individuals, Mr. MacDonald stood 3rd, receiving a mark of 92.7%.

For your information, building officials representing every type and size of municipality in the Province of Ontario were in attendance at this course.

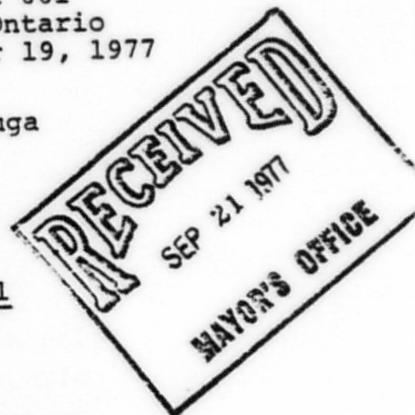
I wish to offer congratulations to your Municipal Council for their far-sightedness in recognizing the necessity for building official education and specific congratulations to your Mr. MacDonald who attended this course with nothing less than outstanding results.

Yours very truly,

A. J. Suprun, P. Eng.,
Co-Chairman
Education-Administration

AJS:db

R. N. Nathwani
R. N. Nathwani, P. Eng.,
Co-Chairman
Education-Technical



I-9



Ontario

Ministry of
Industry and
Tourism

Cable Address
Tradin-Toronto

Queen's Park
Toronto
Ontario/Canada

September 13, 1977.

INDUSTRIAL DEVELOPMENT CONFERENCE

ADVANCED NOTICE

The Ministry of Industry and Tourism, in co-operation with the Ontario Industrial Development Council Incorporated, is holding an Industrial Development Conference.

Dates: November 3 & 4.
Location: Constellation Hotel,
900 Dixon Road,
Toronto, Ontario.
Conference Registration: \$30 per person.

RECEIVED
REGISTRY NO.
DATE SEP 22 1977
FILE NO.

Speakers will include representatives of industry, Government and municipalities on dealing with current topics having an impact on industrial development.

Full program details will follow shortly.

MAKE A NOTE NOW TO ATTEND.

Looking forward to seeing you, J. R. Delaney (965-7299)

TO BE RECEIVED

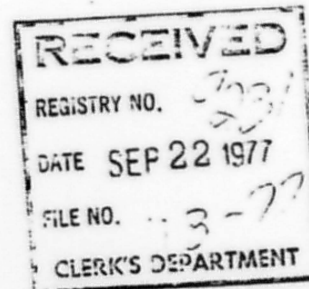


The Regional Municipality of Peel

I-10

September 21, 1977.

Mr. T. L. Julian,
Clerk,
City of Mississauga,
1 City Centre Drive,
MISSISSAUGA, Ontario.



Dear Sir:

Subject: Central Britannia Road
Sanitary Landfill Site,
Our Reference PW-230-77

This is to inform you that Regional Council on September 15, 1977 approved the following recommendation of the Public Works Committee:

"That an application for the funding of the Central Britannia Road Sanitary Landfill Site be forwarded to the Ontario Municipal Board, subject to the amendment to the Official Plan and Zoning By-laws of the City of Mississauga;

And further, that the City of Mississauga be requested to expedite as soon as possible the processing of the Region's application to amend the Official Plan and Zoning By-laws."

Richard L. Frost, M.A.,
Regional Clerk.

[Signature]
DAH

cc: W. J. Anderson, Commissioner of Public Works

✓ TO BE RECEIVED.
COPY HAS BEEN SENT TO
W. TAYLOR & R. EDMUNDS



I-11

The Regional Municipality of Peel

September 21, 1977.

Mr. T. L. Julian,
Clerk,
City of Mississauga,
1 City Centre Drive,
Mississauga, Ontario.

Dear Sir:

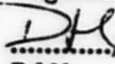
Subject: Renaming of Airport Road,
Our Reference PW-212-77

RECEIVED	
REGISTRY NO.	332
DATE	SEP 22 1977
FILE NO.	37-71
CLERK'S DEPARTMENT	

On September 15, 1977 Regional Council again discussed the possible confusion which may occur as a result of signs on Highways 409 and 427 directing traffic to the Toronto International Airport and to Airport Road. The question of the renaming of Airport Road was also considered.

Finally, Regional Council referred the renaming of Airport Road to your municipality. I would appreciate it if you would bring this matter to the attention of your Council.

Richard L. Frost, M.A.,
Regional Clerk.


...../lr
DAH

cc: W. J. Anderson, Commissioner of Public Works

✓ TO BE RECEIVED
REFERRED TO THE
STREET NAMES COMMITTEE

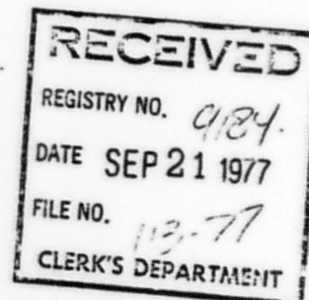


The Regional Municipality of Peel

I-12

September 21, 1977

Mr. T. L. Julian
Clerk
City of Mississauga
1 City Centre Drive
Mississauga, Ontario
L5B 1M2



Dear Mr. Julian:

Subject: Restricted Area By-law and Official Plan Amendment -
Central Britannia Road Landfill Site
Our File: GF-77-49

Enclosed are copies of the Ontario Municipal Board's formal appointments for a hearing with respect to the Region's Restricted Area Appeal and Referral of a request to amend the Official Plan of the City of Mississauga for the proposed Central Britannia Road Landfill Site.

Also enclosed is a copy of the proposed Restricted Area By-law. The proposed official Plan Amendment corresponds with the amendments contained in the Restricted Area Appeal.

If you should have any questions or concerns please do not hesitate to be in contact with me.

David A. Humphreys

David A. Humphreys
Clerk's Assistant

DAH/nb
Encl.

TO BE RECEIVED
COPY HAS BEEN SENT TO
W. TAYLOR, R. EDMUNDS & B. CLARK

I-12(A)



R771341

Ontario Municipal Board

IN THE MATTER OF Section 17(5)
of The Planning Act (R.S.O.
1970, c. 349),

- and -

IN THE MATTER OF a reference to this Board by the Honourable John R. Rhodes, Minister of Housing, of an application by The Regional Municipality of Peel to amend the Official Plan for the City of Mississauga Planning Area, to change from Agricultural to Parks and Open Space with interim use Landfill, the designated use of lands comprising parts of Lots 3, 4 and 5, Concession III, West of Hurontario Street, in the City of Mississauga, Minister's File OPC-39-17(3)E

APPOINTMENT FOR HEARING

THE ONTARIO MUNICIPAL BOARD hereby appoints Tuesday, the 25th day of October, 1977 at the hour of ten o'clock (local time) in the forenoon at the Board's Chambers, 180 Dundas Street West (3th Floor) in the City of Toronto for the hearing of all parties interested in supporting or opposing this application.

If you do not attend and are not represented at this hearing, the Board may proceed in your absence and you will not be entitled to any further notice of the proceedings.

In the event the decision is reserved, persons taking part in the hearing may request a copy of the decision from the presiding Board Member. Such decision will be mailed to you when available.

DATED at Toronto this 15th day of August, 1977

SECRETARY



R/71747

I-12(B)

Ontario Municipal Board

IN THE MATTER OF Section 31(22)
of The Planning Act (R.S.O.
1970, c. 349),

- and -

IN THE MATTER OF an appeal by The
Regional Municipality of Peel for
an order directing an amendment to
By-law 5500 of the City of
Mississauga to change from "Agricultural"
to "Park" and "Open Space" with an
interim use "Landfilling", to accommodate
a Regional sanitary landfill site on
parts of Lots 3, 4 and 5, Concession
3, west of Hurontario Street, in the
City of Mississauga

APPOINTMENT FOR HEARING

THE ONTARIO MUNICIPAL BOARD hereby appoints Tuesday, the
25th day of October, 1977 at the hour of ten o'clock
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proceedings.

In the event the decision is reserved, persons taking
part in the hearing may request a copy of the decision
from the presiding Board Member. Such decision will be
mailed to you when available.

DATED at Toronto this 15th day of August, 1977

SECRETARY

I-12(c)

THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER

A By-law to amend By-law Number 5500 as amended.

THE COUNCIL of the Corporation of the City of Mississauga, pursuant to Section 35 of The Planning Act, R.S.O. 1970, and amendments thereto, ENACTS as follows:

1. By-law Number 5500, as amended, being a City of Mississauga Zoning By-law is hereby further amended by adding thereto the following Section:

... Notwithstanding their 03 zoning designation, the lands delineated as 03-Section ... in Schedule A of this By-law shall be used only for open space and for an interim sanitary landfilling use subject to the following regulations:

- (a) for the purposes of this By-law open space is defined as an area under the jurisdiction of the City of Mississauga or of the Region of Peel used subject to the provisions of Sections 120, 122 and 123 of By-law Number 5500;
- (b) for the purposes of this By-law, landfilling is defined as the disposal of waste by deposit under controlled conditions, on land, and includes compaction of the waste into a cell and covering the waste with cover materials at regular intervals, and further, includes necessary buildings, structures, parking areas and other facilities required for the operation of the said sanitary landfill site;
- (c) for the purposes of this By-law, "site" is defined as the area shown on Schedule A of this By-law;
- (d) the regulations for the interim use of the site for landfilling shall be those established in the Certificate of Approval issued for the site by the Ontario Ministry of the Environment;

I-12(0)

(e) the regulations for the open space use of the site shall be those established in Sections 120, 122 and 123 of By-law 5500, as amended.

2. Map Number 38, contained in Schedule 'B' attached to By-law Number 5500 as amended, is hereby further amended by changing thereon from 'A' to '03-Section ...', the zoning designation of Parts of Lots 3, 4, and 5, Concession III, West of Hurontario Street according to a plan of survey by R.B. LAWRYSHYN, O.L.S., dated 5 August, 1976, referred to in the Registry Office of the Registry Division of Peel (Number 43) as Reference Deposit Plan 43R-4315 in the City of Mississauga provided however, that the zoning designation '03-Section ...' shall only apply to those lands aforesaid which are shown on the attached Schedule 'A' outlined in the heaviest black solid line with the zoning designation '03-Section ...' indicated in black.
3. This By-law comes into force subject to the provision of The Planning Act and takes effect upon issuance of a Certificate of Approval for the site by the Ontario Ministry of the Environment.

ENACTED and PASSED this

day of

1977.

Mayor

Clerk

I-12(E)

APPENDIX 'A' TO THE APPLICATION FOR APPROVAL OF BY-LAW NUMBER

Purpose of the By-Law

To change the zoning designation of a parcel of land from 'A' to '03 Section'.

Effect of the By-Law

'A' permits primarily agricultural uses. '03 Section' permits land to be used for certain open space and utility uses with an interim sanitary landfilling use.

Location of Lands Affected

On the west side of the Second Line West approximately 1000 feet south of Britannia Road West in the City of Mississauga.



A 77895

I-13

Ontario Municipal Board

IN THE MATTER OF Section 42
of The Planning Act (R.S.O.
1970, c. 349) as amended,

- and -

IN THE MATTER OF an appeal by
The Corporation of the City
of Mississauga from a decision
of the Committee of Adjustment
of the City of Mississauga

RECEIVED	
REGISTRY NO.	6444
DATE	SEP 28 1977
FILE NO.	32-77
CLERK'S DEPARTMENT	

APPOINTMENT FOR HEARING

The Corporation of the City of Mississauga having appealed from a decision of the Committee of Adjustment of the City of Mississauga dated the 26th day of May, 1977, whereby the Committee granted an application by Esther Exton for a variance from the provisions of By-law 5500 of the City of Mississauga, as amended, to permit the construction of a single family dwelling house on a lot having a frontage of approximately 227.9 feet and an area of 10.137 acres, whereas the said by-law requires a minimum lot frontage of 500 feet and a minimum lot area of 25 acres, the lands in question being composed of part of Lot 10, Concession 1, west of Hurontario Street; upon the conditions set out in the said decision;

THE ONTARIO MUNICIPAL BOARD hereby appoints Tuesday, the 8th day of November, 1977 at the hour of ten o'clock (local time) in the forenoon at the Board's Chambers, 180 Dundas Street West, (8th Floor) in the City of Toronto for the hearing of all persons who desire to be heard in support of or in opposition to the appeal.

If you do not attend and are not represented at this hearing, the Board may proceed in your absence and you will not be entitled to any further notice of the proceedings.

✓
TO BE RECEIVED
COPY HAS BEEN SENT TO
W. TAYLOR, R. EDMUNDS & B. CLARK

I-13(A)

- 2 -

A 77895

In the event the decision is reserved persons taking part in the hearing may request a copy of the decision from the presiding Board Member. Such decision will be mailed to you when available.

DATED at Toronto this 27th day of September, 1977.

SECRETARY

ROSE, PERSIKO, ARNOLD AND TAUB

Barristers and Solicitors

ALLAN C. ROSE, O.C.
MARVIN S. ARNOLD, O.C., LL.B.
WILLIAM V. SASSO, B.A., LL.B.
LARRY SALABAN, B.A., LL.B.

BERNARD J. PERSIKO, O.C.
GERALD M. TAUB, LL.B.
HOWARD LITOWITZ, B.A., LL.B.

SUITE 1906
POST OFFICE BOX 12
TORONTO-DOMINION TOWER
TORONTO-DOMINION CENTRE
TORONTO, CANADA
M5K 1A8

TELEPHONE 868-1900
AREA CODE 416
CABLE ADDRESS "PRAETOR"

REFER TO G.M. Taub
FILE 77,713

DELIVERED

October 5th, 1977

City of Mississauga,
1 City Centre Drive,
MISSISSAUGA, Ontario. L5B 1M2

Attention: Mr. Terence L. Julian,
City Clerk.

Dear Sirs:-

Re: N. Turk Investments - File No. 02/46/76

We act on behalf of the above-named party with respect to his re-zoning application for Part of Lots 2 and 3 on the south side of Dundas Street East.

We would ask you to please allow this writer to speak as an "unscheduled deputation" at the Council meeting to be held on Tuesday, October 11th, 1977, concerning the re-zoning by-law for the above lands.

The reason this request is being made after the closing of the Agenda is that we did not expect the General Committee to defer the application at its meeting on Wednesday, October 5th, 1977. You will recall that Council on August 2nd, 1977, released these lands from the Dundas Street Study because the proposed re-development is consistent with the recommendation of planning.

Yours very truly,

ROSE, PERSIKO, ARNOLD AND TAUB,

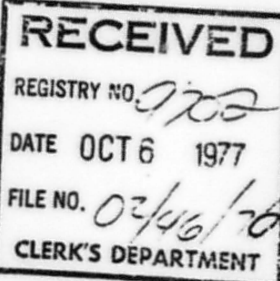
Gerald M. Taub.

GMT:mmk

CC: Mr. R.G.B. Edmunds,
Commissioner of Planning.

CC: Mr. G. Bewick,
Development Coordinator.

✓ TO BE RECEIVED.
COPY HAS BEEN SENT
TO R. EDMUNDS.



C-1

OFFICE OF THE CHAIRMAN

THE REGIONAL MUNICIPALITY OF PEEL

October 5th, 1977.

MAYOR AND MEMBERS OF COUNCIL
OF THE CITY OF MISSISSAUGA.

LADIES AND GENTLEMEN:

Re: Proposed Sanitary Landfill Site
Second Line West and Britannia Road -
Agreement between the City of Mississauga
and the Regional Municipality of Peel.

At the meeting of the Public Works Committee of the Region yesterday, the matter of the Sanitary Landfill Site - Second Line West Britannia Road - was discussed following receipt of reports from Mr. L. W. Stewart, Q.C. Regional Solicitor and W. J. Anderson, Commissioner of Public Works.

Public Works Committee recommended to Regional Council, the recommendations contained in Mr. Anderson's report and I am writing you today in the hope that your Council may see fit to reconsider Clause 9 in the proposed agreement between the City and the Region which is to be submitted to the Ontario Municipal Board Hearing on October 25th, 1977.

Although this matter will not be dealt with by Regional Council until Thursday, 13th October, it would be greatly appreciated if your Council could give consideration to the matter at your meeting, which I understand is being held prior to October 13th, so that a satisfactory conclusion to the matter may be ratified by Regional Council at its meeting on 13th October.

May I assure you of my personal support for the consideration of the reconstruction of Britannia Road from the Second Line West to the Credit River in the 1978 Capital Budget deliberations so that proposed improvements may be included in the 1978 Capital Road Program.

Your co-operation in bringing this matter to a successful conclusion by acceding to the recommendations by Mr. Anderson will be greatly appreciated as it would appear that

DIRECTION REQUIRED

150 CENTRAL PARK DRIVE, BRAMALEA, ONTARIO L6T 2V1 - 416 - 457 - 9400

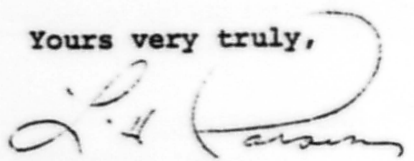
Region of Peel

C-1(a)

- 2 -

this is the last remaining unresolved item in the very lengthy process of determining a Sanitary Landfill Site which, as you know, is important to the Region of Peel.

Yours very truly,

A handwritten signature in dark ink, appearing to read "L. H. Parsons", written in a cursive style.

Louis H. Parsons,
Chairman.

LHP/jp

The Regional Municipality of Peel

October 3, 1977

The Chairman and Members
Public Works Committee
Region of Peel

Re Central Britannia Sanitary
Landfill Site

The Regional Council recently approved an Undertaking which was to be presented to the Ontario Municipal Board at the Public Hearing being held in the Board's offices October 25, 1977. The solicitor for the City of Mississauga has indicated that he would prefer an agreement between the Region and Mississauga, and to that extent, the Region and the City have been endeavoring to formulate an agreement to the satisfaction of both parties.

A meeting was held Monday, October 3, 1977, with Mr. Basil Clark, Q.C., Solicitor for the City of Mississauga, and the wording of an agreement was reviewed. Agreement with respect to the wording was achieved in all instances save and except one, that being relative to the reconstruction of Britannia Road.

The Region of Peel has proposed, as a part of the development costs of the Central Britannia Road Sanitary Landfill Site, that the Region reconstruct Britannia Road from No. 10 Highway to Second Line West, at an estimated cost of \$1,000,000.00. In addition, the Region proposes to upgrade the Second Line West from Britannia Road to Eglinton Avenue at a cost of approximately \$800,000.00. The total capital cost for road improvements provided by this undertaking therefore, is some \$1,800,000.00 at the present time.

The City of Mississauga has indicated that the City would approve the undertaking of a landfill at this site, subject to a number of conditions, one of which is that the Region reconstruct Britannia Road from No. 10 Highway to the Credit River Bridge as a 4-lane highway.

Preliminary estimates for this reconstruction indicate the costs to be approximately \$3,000,000.00, an increase of \$2,000,000.00 over and above prior Regional commitments.

The traffic counts on Britannia Road indicate volumes in the area of 4,000 to 6,000 vehicles per day, depending upon the specific location of the count. Indications are that traffic is increasing on this road, however, the above volumes do not justify the reconstruction to 4 lanes.

Region of Peel

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C-1(c)

October 3, 1977

Central Britannia Road Landfill Site

Recently, due to the reconstruction of the interchange at Highway 401 and Mississauga Road, traffic volumes have markedly increased on Britannia Road, however, with completion of improvements it is expected that the traffic volumes will subside and fall below what were present prior to the initiation of the interchange improvements.

The impact of the increased traffic due to the establishment of a Central Britannia Road Landfill Site has been assessed, and based on 1975 traffic volumes, the vehicular movements were anticipated to increase by some 6% (146 movements) between No. 10 Highway and Second Line West. Only 9 traffic movements were anticipated between Second Line West and Mississauga Road, a relatively insignificant increase of traffic volume. As traffic volumes increase, the obligation to the Waste Management Program for road improvements becomes proportionately less.

Roadworks proposed to be undertaken by the Waste Management Program are over and above those proposed under the road program of the Region. Consequently, provincial subsidy is not anticipated with respect to these undertakings. The reconstruction of Britannia Road from Second Line West to the Credit River (to 2 lanes) is indicated as a need in the Five-year Roads Needs Study, however, due to the priority of other necessary road improvements within the Region, this work has not been programmed for reconstruction until 1980.

As the reconstruction of Britannia Road from Second Line West to the Credit River should not be considered as an expense of the development of the Waste Management Program, IT IS RECOMMENDED THAT:

1. The matter of the reconstruction of Britannia Road from the Second Line West to the Credit River be referred to the 1978 Capital Budget deliberations of the Regional Municipality of Peel for consideration of the inclusion of this work in the 1978 Capital Road Program, and that the City of Mississauga be so advised.
2. The City of Mississauga be requested to withdraw their condition with regard to the reconstruction of Britannia Road as

Region of Peel

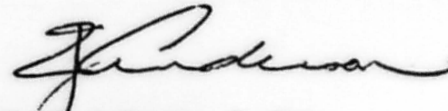
Page three

October 3, 1977

C-1(d)

Central Britannia Road Landfill Site

a mandatory term of the agreement between the Region and
The City, relative to the establishment of a Regional
Sanitary Landfill on the Central Britannia Road site.



W. J. Anderson, P. Eng.
Commissioner of Public Works

WJA/dh

c.c. Mr. D. Peper
Mr. R. L. Frost

~~REVISED~~ *Amended* IT IS FURTHER RECOMMENDED
THAT the Agreement with
the City of Mississauga provide only for
the paving of two lanes on Britannia Rd
from Highway 10 to the 2nd line W.



C-1(2)

The Regional Municipality of Peel

4th October, 1977.

CHAIRMAN AND MEMBERS OF THE PUBLIC WORKS COMMITTEE

Re: Proposed Sanitary Landfill Site - Second
Line West and Britannia Road - Agreement
Between the City of Mississauga and the
Regional Municipality of Peel

The Region had executed an Undertaking under seal with regard to satisfying the requirements of the City of Mississauga concerning the Region's application for an Official Plan Amendment and Restricted Area By-law Amendment to allow the interim operation of a sanitary landfill site on Second Line West south of Britannia Road.

This Undertaking was submitted to the City of Mississauga. Mr. B. Clark, Solicitor for Mississauga, prepared a draft agreement adding certain terms and varying other terms from the Region's Undertaking. Representatives of the Region met with Mr. Clark and a final form of agreement was prepared as attached hereto. Staff of the Region and Mr. Clark agree to all terms of the new draft agreement with the exception of Clause 9 relating to Britannia Road.

Upon a resolution regarding the clause pertaining to Britannia Road being passed by Regional Council, I WOULD RECOMMEND execution of said agreement by the Regional Municipality.

Respectfully submitted.

L. W. Stewart, Q. C.,
Regional Solicitor.

LWS/jalf
Encl.

C-1(f)
THIS AGREEMENT made this 26th day of September, 1977.

B E T W E E N:

THE CORPORATION OF THE CITY OF MISSISSAUGA

(hereinafter called the "City")

OF THE FIRST PART

- and -

THE REGIONAL MUNICIPALITY OF PEEL

(hereinafter called the "Region")

OF THE SECOND PART.

WHEREAS the City and the Region are anxious to provide a landfill site for the Region and, in an effort to arrange for the orderly development of such a site, have entered into this Agreement;

AND WHEREAS the Region, on April 6th, 1977, submitted to the City an application to amend its Official Plan from Agricultural to Park and Open Space and to amend the zoning from A to O3-Special Section to permit the interim use of Parts 1 and 2, Plan 43R-4315 for a sanitary landfill site with the ultimate use of the lands being for open space and recreational purposes;

AND WHEREAS the City of Mississauga Planning Committee considered such application on August 16th, 1977, and gave regular notice of and held a public meeting of the matter on September 6th, 1977, and recommended approval with certain conditions;

AND WHEREAS the Ontario Municipal Board will consider the application for the amendment of the Official Plan and the Zoning By-law on October 25th, 1977;

AND WHEREAS after public hearings, the Environmental Assessment Board recommended approval of the Site Area as described in paragraph 7 of this preamble for sanitary landfilling;

AND WHEREAS the Ministry of the Environment of the Province of Ontario has issued Provisional Certificate of Approval No. A220112 for a Waste Disposal Site;

C-1(9)

AND WHEREAS Part 1 of Plan 43R-4315 aforementioned is the "Kri" property, being the Northeast quarter of Lot 4, and the Southeast quarter of Lot 5, Concession 3, W.H.S., comprising 106.669 acres (Instrument No. 186818 REM.) and Part 2 of Plan 43R-4315 aforementioned is the "Alliance Developments" property, being the Southeast quarter of Lot 4, and the Northeast quarter of Lot 3, Concession 3, W.H.S. comprising 98.728 acres (Instrument No. 129326 V.S.) said properties being the proposed Site Area (hereinafter in this Agreement referred to as the "Site Area") totalling 205.397 acres, or 86.96 hectares, having a total frontage on Second Line West of 4,006.51 feet and a depth of approximately 2250 feet;

NOW THEREFORE THIS AGREEMENT WITNESSETH THAT in consideration of the mutual covenants contained herein, the City and the Region hereby covenant and agree as follows:

1. That the seven paragraphs contained in the preamble of this Agreement are part of this Agreement and are to be used in any interpretation hereof and as further explanation.
2. (a) The City agrees to request the Ontario Municipal Board to order the passage of the required Official Plan Amendment and Restricted Area by-laws as attached hereto, to permit the establishment of, and the interim operation of, the sanitary landfill site.
(b) The City will take such other action and do such other things as may be required to enable the Region to establish and operate the sanitary landfill site on the Site Area.
(c) The City hereby specifically approves the establishment and interim operation by the Region of a sanitary landfill site on the Site Area for the reception of solid waste, provided however that this paragraph shall not be construed as a limitation of the right of the Region to apply to the Ministry of Environment for such further and other approvals as it may deem requisite.
3. The Region
 - (a) agrees to the said proposed Official Plan Amendment and Restricted Area by-laws, as attached hereto,
 - (b) agrees that the area to be used for actual sanitary landfill on the Site Area will be restricted to a maximum of 200 acres as presented to the Environmental Assessment Board with substantial non-filled areas being utilized as buffer zones, setbacks and berms.

C-1(H)

3. (c) Agrees that it will restrict the sanitary landfill operation to elevations not to exceed the contours : shown on Proctor and Redfern Limited Drawing No. B75420-4, dated January, 1977, (as contained in the "Design Report for Central Britannia Road Landfill Site (Site 4)" , which has been submitted to the Environmental Assessment Board and the City of Mississauga) with a view to limiting the landfilling operation to a maximum of twelve (12) years.
- (d) Agrees to continue its present policy to prohibit the dumping on the Site Area of any waste originating outside by mutual agreement between the parties hereto. the Region unless/~~by mutual agreement between the parties hereto.~~
4. That the Region will control the impact of the sanitary landfill operations on the Site Area in accordance with the measures outlined in Appendix 1 hereto.
5. The Region will stage the sanitary landfill operations in a series of eight (8) or more cells, and will to all possible extent rehabilitate each cell in sequence, and will forthwith upon ceasing to use the Site Area as a landfill site, rehabilitate the total site for recreational and public use purposes.
6. That the Region will satisfy all agencies concerned with the development of the said lands, such as the Ministry of the Environment, the Ministry of Transportation and Communications and the Credit Valley Conservation Authority.
7. That the Region will co-operate further with the City of Mississauga to satisfy all environmental and engineering requirements of the Site Area.
8. That it will upgrade Second Line West from Eglinton Avenue to Britannia Road.
9. That it will widen Britannia Road to a four-lane highway from the Credit River Bridge to Highway No. 10 by the end of 1978.
9. That the Region will reconstruct Britannia Road from Highway No.10 to Second Line West.

APPENDIX 1

C-1(j)

ENVIRONMENTAL REQUIREMENTS

Mud Tracking - The tracking of mud from the site on truck tires will be prevented by the provision of adequate lengths of suitably treated roads on the site.

Dust - Dust control on the site will be achieved by the appropriate surface treatment of the roads and by the use of water trucks on untreated surfaces.

Rodents and Birds - The occurrence of rodents and birds will be controlled by a pre-organized program of pest control undertaken by licenced pest control experts in accordance with sound ecological principles. Daily covering of the solid waste will further reduce the likelihood of this problem.

Litter - Litter and blowing paper will be controlled by the use of portable fencing in close proximity to the actual landfill operation.

Site Screening - Berms of suitable height will be constructed around the site to enhance existing screening, and to present a pleasing landscaped view to people passing by.

Fences - Access to the site will be controlled by the erection of fences around the property.

Groundwater - Since the soils are of low permeability and since the design and operation of the site provides for a 100-200 foot buffer areas plus a leachate control and monitoring program, the impact on the groundwater will be contained within the site boundaries. Should the groundwater rise into the fill, there are contingency plans to control and prevent the creation of springs.

Gas Migration - Gases, where produced in the landfill, will primarily travel upwards and any horizontal migration will be inhibited by the low permeability of the soil and will be contained within the site.

Buffers - To buffer the site and to reduce the impact of off site movement of pollutants, buffer zones of 100 feet plus will be left unexcavated.

Entrance and Scales - Entrance to the site will be controlled and the amount of waste will be measured.

Noise - Noise on site will be minimal and the screening noted above will further reduce its impact. Some additional noise will be created by the truck traffic along Second Line West but the traffic volume is not large enough to constitute a serious nuisance.

Surface Drainage - There is one intermittent stream on the site, a tributary of Carolyn Creek. Otherwise the site is in a basin with no drainage rising off the site and flowing into the site. Future drainage will be to a detention pond for the removal of silt, before emptying into the Carolyn Creek drainage system.

Notwithstanding the general statements noted above, the Ministry of the Environment may include other and/or more specific conditions should it deem such appropriate.



City of Mississauga

Files: 11 141 00011
16 111 76125

MEMORANDUM

To The Mayor and Members of Council
Dept. City of Mississauga

From W. P. Taylor, P. Eng.
Commissioner
Dept. Engineering, Works & Building

September 21, 1977

SUBJECT: Extension of Fieldgate Drive from the existing northerly limit to Eglinton Avenue East
(File Reference 16 111 76125)

ORIGIN: Engineering, Works & Building Department
(1977 Capital Works Programme)

COMMENTS: Listed below is a summary of tenders received and opened by a Committee of Council on Tuesday, September 20, 1977.

1. Bandiera & Associates Ltd.	\$738,699.83
2. Westwood Drain Co. Ltd.	\$739,241.85
3. D. Cosentino & Co. Ltd.	\$747,820.30
4. Cuoci Construction	\$756,451.01
5. Pave-Al Limited	\$758,668.75
6. Pilen Construction	\$786,995.90
7. Warren Bitulithic	\$790,074.24
8. Ambro Material & Construction	\$811,315.00
9. Wimpey of Canada	\$827,151.78
10. Dufferin Construction	\$836,083.05
11. Alcan-Colony Contracting Co.	\$976,368.72

RECOMMENDATION: The following is therefore recommended:

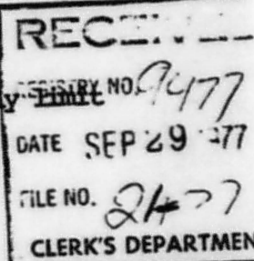
1. That the contract for the extension of Fieldgate Drive from the existing northerly limit to Eglinton Avenue East be awarded to Bandiera & Associates Ltd., the lowest bidder at the tendered price of \$738,699.83, subject to approval of the Ministry of the Environment and the Region of Peel.
2. That the by-law to authorize the execution of the contract for the extension of Fieldgate Drive from the existing northerly limit to Eglinton Avenue East (16 111 76125) be approved by Council.

✓ TO BE RECEIVED
BY-LAW AVAILABLE

HA
M/BES/sr
Attach.

cc: Mr. R. Edmunds: Mr. E.M. Halliday: City Manager

William P. Taylor
William P. Taylor, P. Eng.
Commissioner
Engineering, Works & Building



GENERAL COMMITTEE OF COUNCIL

SEPTEMBER 21, 1977
SEPTEMBER 26, 1977

REPORT NO. 34-77

TO: The Mayor and Members of Mississauga Council.

LADIES AND GENTLEMEN:

1235. (a) That the Manager's Department Scenario 2 as outlined in the report dated September 13, 1977, from the Acting City Manager regarding the 1978 budget guidelines, be approved.
- (b) That the Personnel Department's Scenario 2 as outlined in the report dated September 13, 1977, from the Acting City Manager regarding the 1978 budget guidelines, be approved.
- (c) That the Treasury Department's Scenario 3 as outlined in the report dated September 13, 1977, from the Acting City Manager regarding the 1978 budget guidelines, be approved.
- (d) That the Finance Department's Scenario 4 as outlined in the report dated September 13, 1977, from the Acting City Manager regarding the 1978 budget guidelines, be approved.
- (e) That the Legal Department's Scenario 4 as outlined in the report dated September 13, 1977, from the Acting City Manager regarding the 1978 budget guidelines, be approved.
- (f) That the Fire Department's Scenario 4 as outlined in the report dated September 13, 1977, from the Acting City Manager regarding the 1978 budget guidelines, be approved.
- (g) That the Transit Department's Scenario 3 as outlined in the report dated September 13, 1977, from the Acting City Manager regarding the 1978 budget guidelines, be approved.
- (h) That the Clerk's Department's Scenario 4 as outlined in the report dated September 13, 1977, from the Acting City Manager regarding the 1978 budget guidelines, be approved.
- (i) That the Recreation and Parks Department's Scenario 3 as outlined in the report dated September 13, 1977, from the Acting City Manager regarding the 1978 budget guidelines, be approved.

September 21, 1977
September 26, 1977

ITEM 1235 CONTINUED

- (j) That the Library Board's Scenario 2 as outlined in the report dated September 13, 1977, from the Acting City Manager regarding the 1978 budget guidelines, be approved.
- (k) That the Planning Department's Scenario 3 as outlined in the report dated September 13, 1977 from the Acting City Manager regarding the 1978 budget guidelines be approved, subject to the Planning Commissioner preparing a report containing two or three options with respect to increasing planning processing fees and establishing landscaping and site plan processing fees.
- (l) That the Engineering, Works and Building Department's Scenario 4 as outlined in the report dated September 13, 1977, from the Acting City Manager regarding the 1978 budget guidelines, be approved; however, that twice weekly garbage collection take place only during the months of June, July and August; and further, that the Scenario include area garbage bins, recycling programmes, aerial flood mapping, sidewalk maintenance and more detailed clarification regarding maintenance man-hours which will be reduced under this Scenario.
- (m) That no scenario be approved for the Public Affairs Department until the Acting City Manager has prepared a report regarding the possibility of transferring funds from the Public Affairs Department to the Manager's Department.

(04-1235-77) 33-77

1236. That the Acting City Manager prepare a report on the implications of combining the Treasury Department and the Finance Department.

(04-1236-77) 40-77

GENERAL COMMITTEE OF COUNCIL

SEPTEMBER 28, 1977

REPORT NO. 35-77

TO: The Mayor and Members of Mississauga Council.

LADIES AND GENTLEMEN:

The General Committee of Council presents its thirty-fifth report and recommends:

1237. That the agreement between the Ford Motor Company of Canada Limited, Westpoint Ford Sales Limited and the City of Mississauga regarding relocation of the corporate sign from the Dundas Street location of Westpoint Ford Sales Limited to its new location, be executed.

(04-1237-77) 4-77

1238. (a) That Councillors Bean, Butt and Taylor be appointed to the Transit Authority as Council's representatives.
- (b) That an advertisement be placed in the October 5, 1977 issue of the local newspapers for two citizen volunteers to serve on the Transit Authority and that the matter be dealt with by Council on October 11, 1977.

(04-1238-77) 185-77
112-77
2-77

1239. WHEREAS the Mississauga Hospital Ladies Auxiliary has indicated its desire to use the Adamson Proteous Estate for fund raising purposes;
AND WHEREAS this proposal will allow the estate to be utilized by the public while at the same time assisting in the building of a new hospital additon;
THEREFORE BE IT RESOLVED that the Council of the City of Mississauga look favourably on the proposal of the Hospital Auxiliary and request the City Manager to meet with the Hospital Auxiliary, in conjunction with the Credit Valley Conservation Authority, to work out details of the proposal and report to Council a specific suggested course of action by November 1977.

(04-1239-77) 54-77
OZ/88/66

September 28, 1977

1240. That the City of Mississauga endorse the resolution passed by Stratford City Council on September 12, 1977, requesting the Provincial Government to provide legislation permitting individual municipalities to pass by-laws prohibiting the sale of non returnable soft drink containers.

(04-1240-77) 67-77

1241. That the draft by-law amending Traffic By-law 234-75 as amended, be approved, and that the agreement forms accompanying this by-law revision, be executed by the Mayor and the Clerk. (Fire Access Route 3122 Hurontario Street, 3455 Morningstar Drive, 1301 Dundas Street West, 33 Central Parkway West, 3339 Council Ring Road, 1785 Bloor Street, and 31 High Street.)

(04-1241-77) 86-77

1242. That the draft by-law amending Traffic By-law 234-75 as amended, be approved, and that the agreement forms accompanying this by-law revision, be executed by the Mayor and the Clerk. (Fire Access Route 2542 and 2556 Argyle Road, 2323 Confederation Parkway, 3045 Queen Frederica Drive, 3085 Queen Frederica Drive, 5730 Montevideo Road, 1175 Dundas Street West and 2570 & 2590 Argyle Road.)

(04-1242-77) 86-77

1243. That the Region of Peel be requested to apply to the Metropolitan Toronto and Region Conservation Authority to undertake the necessary erosion control works on Etobicoke Creek, north of Sherway Drive, in 1978, with the City to be designated as the benefiting municipality.

(04-1243-77) 60-77
54-77

September 28, 1977

1244. That the Traffic Operations Study Agreement with the Ministry of Transportation and Communications, the Region, the City of Brampton and the City of Mississauga be executed by the Mayor and the Clerk.

(04-1244-77) 22-77
35-77

1245. That the by-law to amend By-law 5500 which will exempt Marriott Hotels from the Malton Outmoded Commercial Holding By-law be passed by Council.

(04-1245-77) 25-77

1246. (a) Whereas there should be no delay in implementing the City Engineer's report dated September 22, 1977.

BE IT RESOLVED that the following recommendations be adopted:

- (i) That the Region of Peel be requested to design and install the gas monitoring and collection system for the Newman Landfill Site.
- (ii) That funds in the amount of \$30,000.00 be provided in the 1977 Budget of the Engineering Department from the Contingency Fund to cover the portion of the work to be done in 1977.
- (iii) That funds in the amount of \$40,000.00 be approved in the 1978 Current Budget of the Engineering Department to cover the collection system which will be undertaken in 1978.
- (iv) That the Ministry of the Environment be requested to provide a grant to the City of Mississauga in the amount of \$4,000.00.
- (v) That the Region of Peel advise the City of Mississauga of the properties required to be entered upon, and the Property Agent for the City be requested to obtain the necessary permission to enter.

September 28, 1977

ITEM 1246 CONTINUED

- (vi) That the City Solicitor be requested to negotiate with the Regional Solicitor an agreement which will indemnify the Region of any liability arising from the construction, maintenance and operation of the system.
- (vii) That the Region be requested to include in the permanent gas treatment burner facility proposed on the Pinchin lands, sufficient capacity to treat the gas from the Newman Site.
- (viii) That the Region be requested to provide to the City the estimated cost of the maintenance of the gas monitoring system, gas collection system, and treatment of the gas associated with the Newman Site, for inclusion in the 1978 Current Budget.
- (b) That the City Solicitor be instructed to negotiate with the Region of Peel to determine the financial responsibility for the installation of the gas monitoring system.

(04-1246-77) 113-77
35-77

1247. (a) That the recommendations contained in the Consultant's report attached to the report dated September 27, 1977 from the Commissioner of Engineering, Works and Building, regarding remedial works on the Sheridan Creek from Lakeshore Road to Clarkson Road, be endorsed.
- (b) That Phase I being the construction of a storm trunk diversion sewer from the railroad spur line to a point 200 feet west of Inverhouse Drive and estimated at \$140,000.00, be undertaken in 1977 and that funds presently allocated under PN 16 111 7515 being proposed works on the Sheridan Creek at Truscott Drive, be reallocated to Phase I.

September 28, 1977

ITEM 1247 CONTINUED

- (c) That Phase II being the extension of construction for a storm trunk sewer from the termination of Phase I to Southdown Road at an estimated cost of \$60,000.00 be approved in the 1978 budget.
- (d) That Phases III, IV and V being respectively berming of the west side of Sheridan Creek from Lakeshore Road to Inverhouse Drive estimated at \$50,000.00, excluding 3.3 acres of land acquisition, reconstruction of the railway spur line culvert and storm water dissipator works estimated at \$430,000.00 and erosion control works along the Sheridan Creek backing on Fletcher Valley Crescent, estimated at \$200,000.00, be undertaken concurrently and of a total estimated cost of \$880,000.00 for these works, an amount of \$400,000.00 be allocated in the 1978 Capital Budget and consideration be given to recommending allocation of the remaining \$480,000.00 in the 1979 Capital Budget.
- (e) That the City Engineer be instructed to hold an emergency meeting with staff of the Credit Valley Conservation Authority and the Ministry of Natural Resources to determine their degree of participation in these total works in 1977, 1978 and 1979.

(04-1247-77) 54-77
53-77

1248. WHEREAS Branch 82, Royal Canadian Legion in Port Credit, has historically held a parade on November 11th to commemorate Remembrance Day and;
WHEREAS they have each year held a Poppy Day in the area of Mississauga south of the Queen Elizabeth Way;
THEREFORE BE IT RESOLVED that within the specific policies of the City of Mississauga, Branch 82, Royal Canadian Legion be granted permission to:
(a) hold a Church Parade on November 11th, 1977, and
(b) conduct a sale of poppies in Mississauga south of the Queen Elizabeth Way;
and further, that all Legions in the City be accorded the same privilege.

(04-1248-77) 74-77

September 28, 1977

1249. That the letter dated September 27, 1977 from the Mississauga Golden Arrows Hockey Club, inviting members of Council to the opening game being held on October 8, 1977, be received.

(04-1249-77) 17-77

1250. That further consideration of (i) the financing for the construction of Burnhamthorpe Road from Erin Mills Parkway to Mississauga Road, and (ii) the financing for the construction of Burnhamthorpe Road from Mississauga Road to Erindale Station Road, including the crossing of the Credit River, be deferred until the Province has confirmed that it will assist with the financing of these works.

(04-1250-77) PN 77-055
PN 77-001

1251. (a) That Councillor McCallion, Mr. D. Gardner, Mr. A. Taylor and Mr. J. R. Nisbet, Supervisor of Taxicab Licensing, together with Mr. Frank Clifford, President of the Taxicab Association, meet with the Hon. James Snow, Minister of Transportation, to discuss with him the difficulties encountered in regulating ground transportation at Toronto International Airport and to convey to him the concerns raised at a meeting with the Hon. Otto Lang, Federal Minister of Transportation, on September 12, 1977, when it was suggested that this problem should also be reviewed at the Provincial level.
- (b) That the City solicitor be requested to review the summary in the case Regina V. Roy.1972, and prepare a report for presentation to the Taxicab Authority regarding the possibility of having the Municipal Act amended by the deletion of Section 377(1a) which precludes the City of Mississauga from enacting a by-law to control taxicabs operating from the Toronto International Airport other than those licensed by the City of Mississauga.
- (c) That consideration of the withdrawal of Taxicab Inspectors from the Toronto International Airport be deferred until the next meeting of the Taxicab Authority scheduled for October 3, 1977 at 7:30 p.m.

(10-33-77) 9-77A

September 28, 1977

1252. That the letter dated August 28, 1977 from Mr. T. McIntosh, President of the T.I.A. Limousine Operators Association, and Mr. P. J. Strain, Vice-President, regarding the limousine service and fare structure at Toronto International Airport, be received.

(10-34-77) 9-77A

1253. That Mr. U. Riedel be permitted to sell his Taxicab Plate No. 44 on the condition that the present sale be no greater in value than that listed in the Agreement of Purchase and Sale dated October 25, 1975 with Mr. Dorrel Anderson; and further, that the applicant, Mr. Riedel, provide documentation to this effect including the necessary affidavits.

(10-35-77) 9-77A

1254. That Mr. Michael Naimi be permitted to sell his Taxicab Plate No. 16 on the condition that the present sale be no greater in value than that listed in the Agreement of Purchase and Sale dated July 9, 1976 with Mr. George Bennett; and further, that the applicant, Mr. Naimi, provide documentation to this effect including the necessary affidavits.

(10-36-77) 9-77A

1255. That Mr. Michael Fogerty be permitted to sell his Taxicab Plate No. 102 on the condition that the present sale be no greater in value than that listed in the Agreement of Purchase and Sale dated February 26, 1975 with Mr. Kenneth Clark; and further, that the applicant, Mr. Fogerty provide documentation to this effect including the necessary affidavits.

(10-37-77) 9-77A

September 28, 1977

1256. That the existing policy established by Council at its meeting on September 28, 1975, regarding the provision of business cards to citizen members indicating their membership of Official Committees of the Corporation of the City of Mississauga, be confirmed.

(10-38-77) 9-77A
34-77

1257. (a) That Mr. David Lee be awarded the Driver of the Month Award for July, 1977.
(b) That Mr. Stuart Noble be awarded the Driver of the Month Award for August, 1977.

(10-39-77) 9-77A

1258. That a Mississauga Taxicab Driver's License not be issued to Mr. R. Proudfoot at this time, but that he be allowed to reapply after January 1st, 1978.

(10-40-77) 9-77A

1259. That the portion of Atlantic Drive running north from Britannia Road to Bonhill Road, be renamed Bonhill Road.

(12-18-77) 37-77

1260. That the Chairman of the Street Names Committee, Councillor McKechnie, be authorized to contact Luke Lawn Mowers and Pacific Paving of Markham Limited regarding the choice of a suitable alternative name for Fourth Line East.

(12-19-77) 37-77

1261. That the letter dated July 22, 1977 from Mrs. M. R. Woods of 872 Old Poplar Row, objecting to the proposal to rename Old Poplar Row, be received.

(12-20-77) 37-77

September 28, 1977

1262. That the letter dated August 30, 1977 from Mr. Cloutier, Borough Clerk, Borough of Etobicoke, regarding the proposal to rename Disco Road in the Borough of Etobicoke be received and referred to the Mississauga Liaison Committee.

(12-21-77) 37-77

1263. (a) That the existing staff members of the Street Names Committee represent the City of Mississauga on the Joint Staff Committee comprising staff from the City of Mississauga, the City of Brampton, the Town of Caledon and the Region of Peel to review and report on the naming of all remaining north/south road allowances which extend into the three municipalities.

- (b) That the report to be prepared by the Joint Staff Committee be submitted to the Street Names Committee of the City of Mississauga for consideration.

(12-22-77) 37-77

1264. That Councillor McKechnie, Chairman of the Street Names Committee, reply to Miss Ann Lee, thanking her for her letter of July 14, 1977 in which she suggested a number of names for consideration as Street Names in the City of Mississauga.

(12-23-77) 37-77

1265. That the Computer Print-Out with respect to the 1977 Traffic Safety Council Budget and year-to-date expenditures, as of 15 September 1977, be received.

(19-63-77) 179-77

1266. That the letter dated 2 June 1977, from Mr. K. J. Ward, Principal of Pierre Laporte School, thanking the Traffic Safety Council for providing funds for the School Patrollers Jamboree in Ottawa, be received.

(19-64-77) 179-77

September 28, 1977

1267. That the report dated 17 May 1977 from Mr. E. M. Halliday, Commissioner of Recreation and Parks, with respect to the Skateboard By-law, be received.

(19-65-77) 179-77

1268. (a) That a sidewalk be constructed on at least one side of Joymar Drive,
- (b) That the Police Department enforce the speed limits on Joymar Drive with radar, and to educate the school children, through the schools to obey the traffic and safety rules,
- (c) That, due to the hazardous condition of the roadway, the Engineering Department consider asphaltting Joymar Drive as a part of the 1978 program.

(19-66-77) 179-77

1269. That a school crossing guard not be located at the intersection of Clara Drive and Catalpa Road as warrants are not met at this time.

(19-67-77) 179-77

1270. (a) That a school crossing guard not be located at the intersection of Gananoque Drive and Glen Erin Drive as warrants are not met at this time, and
- (b) That the Engineering Department install School Crossing signs and markings on Gananoque Drive, approximately 50 yards west of Glen Erin Drive where there is a walkway to Shelter Bay Public School.

(19-68-77) 179-77

1271. That a school crossing guard not be located at the intersection of Kirwin Avenue and Dundas Street East, as warrants are not met at this time.

(19-72-77) 179-77

September 28, 1977

1272. That a school crossing guard not be located at the intersection of Mavis Road and The Queensway as it would appear that most students travel by bus.
(19-73-77) 179-77
1273. That the report, dated 14 September 1977, from the Inspection Committee of the Traffic Safety Council, with respect to the urgency for traffic signals at the intersection of Tomken Road and Runningbrook Drive, once the Ministry of Transportation and Communications warrants are met, be referred to the Traffic Section of the Engineering Department for their information.
(19-74-77) 179-77
1274. That the Region of Peel be requested to amend the Regional Traffic By-law to prohibit any stopping or parking of vehicles on both sides of Erin Mills Parkway from Dundas Street northerly to the pedestrian underpass.
(19-75-77) 179-77
1275. That the Inspection Committee of the Traffic Safety Council be requested to observe the intersection of Shelter Bay Road and Glen Erin Drive to determine the need for a school crossing guard.
(19-76-77) 179-77
1276. That the Inspection Committee of the Traffic Safety Council be requested to observe the intersection of Fieldgate Drive and Cardross Road, and the intersection of Fieldgate Drive and Taviton Court, to determine the need for school crossing guards.
(19-77-77) 179-77
1277. That the Inspection Committee of the Traffic Safety Council be requested to observe the intersection of Homelands Drive and Barcella Crescent to determine the need for a school crossing guard.
(19-78-77) 179-77

September 28, 1977

1278. (a) That the proposed Sign By-law be given first reading.
- (b) That a public notice be placed in the local newspapers requesting that written briefs regarding the proposed Sign By-law will be accepted by the City Clerk for consideration by the Sign Committee and that a public meeting will be held in October to consider these submissions.

(26-1-77) 183-77

1279. That the Sign Manufacturers Association be requested to submit a written brief regarding the proposed Sign By-law to the City Clerk and that a meeting be held with the Association and the Sign Committee to discuss the Associations' submission.

(26-2-77) 183-77

1280. That the Sign Committee of the Board of Trade be requested to submit a written brief regarding the proposed Sign By-law to the City Clerk and that a meeting be held with the Sign Committee of the Board of Trade and the City of Mississauga Sign Committee to discuss the Board of Trade's submission.

(26-3-77) 183-77

1281. That Staff be requested to prepare an election sign by-law for consideration of General Committee.

(26-04-77) 183-77

1282. That the following recommendation by Councillor Taylor be referred to the Sign Committee:

"That a by-law be prepared to prohibit election signs on public property and to restrict the size of election signs to a maximum of 24" x 24"."

(26-05-77) 183-77

September 28, 1977

1283. (a) That the Commissioner of Recreation and Parks be requested to discuss with Mrs. Susan Gardner, Secretary of the 1978 Peel Regional Summer Games, and their Executive Committee their proposals for the Recreation and Parks Department of the City of Mississauga becoming involved in the staging of the 1978 Peel Regional Summer Games.
- (b) That the Commissioner of Recreation and Parks prepare a report for submission to a future meeting of the Recreation and Parks Committee outlining the areas in which the Recreation and Parks Department could be involved in the staging of the 1978 Peel Regional Summer Games.

(08-74-77) 17-77

1284. That the Commissioner of Recreation and Parks evaluate the existing land holdings of the City of Mississauga to ascertain whether a suitable site can be used for the construction of Conservatory and Public Gardens, and further, that a report in this connection be prepared for presentation to a future meeting of the Recreation and Parks Committee.

(08-75-77) 10-77

1285. That the report dated September 15, 1977 from Mr. E. M. Halliday, Commissioner of Recreation and Parks, regarding the proposed improvements to Havenwood Park, be received and referred to the 1978 Budget discussions for consideration.

(08-76-77) 10-77

1286. (a) That the letter dated September 13, 1977 from Deputy Chief of Police S. W. Raikes, indicating that Superintendent Sider and Staff Inspector Snarr, Commanders of Area 12 and Area 13 Police Divisions, respectively, have been instructed to increase their surveillance and enforcement against the illegal operation of motorized vehicles in City parks, be received.

September 28, 1977

ITEM 1286 CONTINUED

- (b) That the Commissioner of Recreation and Parks be requested to obtain from the Peel Regional Police details of the violations against the Parks By-law No. 199-74 which have been recorded since July 11, 1977.

(08-77-77) 10-77

1287. (a) That the City's policy established by Council on March 8, 1976 of not granting travel expenses to Mississauga athletes for out-of-town meets, be confirmed.
- (b) That all Mississauga based community groups be encouraged to become financially self-supporting.
 - (c) That all groups, where necessary, be encouraged to apply to Wintario for travel and administrative expenses.

(08-78-77) 17-77
34-77

1288. That the following seventeen (17) organizations representing a total of 77 community groups be approved as affiliates of the Recreation and Parks Department for the current year:

ATHLETIC GROUPS:

- (a) Mississauga Tennis Association
- (b) Mississauga Baseball Association
- (c) Mississauga Sailing Association
- (d) Mississauga Cycling Club
- (e) Mississauga Ladies Netball Club
- (f) Mississauga Ladies Basketball
- (g) Mississauga Girls Lacrosse Association
- (h) Mississauga Men's Basketball League
- (i) Mississauga Minor Soccer Association
- (j) Mississauga Track and Field Club

ITEM 1288 CONTINUED

INTEREST GROUPS:

- (a) Malton Community Council
- (b) The Dribbler's Pick-Up Basketball Association
- (c) Mississauga Explorers
- (d) Mississauga Badminton Federation

SPECIAL GROUPS:

- (a) Mississauga Senior Citizens' Club, Zone 143
- (b) Peel Association for Handicapped Adults

(08-79-77) 17-77

1289. That no grant be made to the Mississauga Gymnasium Club.

(08-81-77) 17-77
30-77

1290. (a) That the existence of the Booklet entitled "A Guide to the Identification and Control of Common Pests of Shade and Ornamental Trees", be noted.
- (b) That the Commissioner of Recreation and Parks and the Forestry Section of the Recreation and Parks Department be congratulated for their excellent work in preparation of the Booklet.

(08-82-77) 10-77

1291. That the request of the Clarkson Minor Hockey Association to advertise the names of their sponsors on display boards at Clarkson Arena, be approved; and the Commissioner of Recreation and Parks be authorized to assist the Clarkson Hockey Association with the wording to be displayed.

(08-83-77) 17-77

September 28, 1977

1292. (a) That the report dated September 9, 1977 from Mr. E. M. Halliday, Commissioner of Recreation and Parks, with respect to the procedures for designating a building of historical or architectural significance be approved as amended as follows so that:
- i) Discussions of the Local Architectural Conservation Advisory Committee and General Committee with respect to the designation of buildings are to be held In Camera.
 - ii) The Local Architectural Conservation Advisory Committee forward its report to General Committee rather than Council, with respect to the proposed designation.
 - iii) Once the background report with respect to the designation is considered by the Local Architectural Conservation Advisory Committee, a copy of the report is forwarded to members of Council and the owners are contacted by a representative of the Local Architectural Conservation Advisory Committee either by letter or by personal visit in order that they will be aware of the Committee's deliberation.
 - iv) Any unanswered questions with respect to the proposed designation are to be referred to the next meeting of the Local Architectural Conservation Advisory Committee for resolution.
 - v) Once the owner has been notified of the Local Architectural Conservation Advisory Committee's deliberations and any unanswered questions have been answered to the satisfaction of the Committee, the Committee is to report to General Committee along with its recommendations concerning the proposed designation and that both these items are to be dealt with In Camera.
- (b) That Miss Halloran, City Curator, and Mr. R. Cooper, incorporate the proposed amendments to the procedure outlined in Mr. Halliday's report of September 9, 1977, and that the amended procedure be referred back to the Local Architectural Conservation Advisory Committee for its purusal.

September 28, 1977

1293. That the Peel County Historical Society institute a programme to install signs marking the sites of hamlets which have disappeared in the course of development of the Region of Peel.

(21-24-77) 178-77

GENERAL COMMITTEE OF COUNCIL

SEPTEMBER 28, 1977

REPORT NO. 36-77

TO: The Mayor and Members of Mississauga Council.

LADIES AND GENTLEMEN:

The General Committee of Council presents its thirty-sixth report and recommends:

1294. That the Phase II, Mississauga Core Area Study, be adopted as the basis for proceeding with Phase III, and that during Phase III, consideration be given to the following aspects:

- (a) Central Park block at Confederation Parkway and Fairview Road, be expanded to take in the entire block.
- (b) That a second Link Open Space System be developed along the Confederation Parkway Corridor.
- (c) That the land use around the GO Station be increased to at least medium density.

(04-1294-77) 184-77

1295. That the Mississauga Meadows West Secondary Plan be released for processing, being in conformity with the West Meadows Land Use and Road Plan which was approved and recommended for release by the City Core Technical Committee in Phase II of the Core Study.

(04-1295-77) 12-77

GENERAL COMMITTEE OF COUNCIL

OCTOBER 5, 1977

REPORT NO. 37-77

TO: The Mayor and Members of Mississauga Council.

LADIES AND GENTLEMEN:

The General Committee of Council presents its thirty-seventh report and recommends:

1296. That Samuel Son & Co. not be permitted to erect a sign in excess of 12 ft. in height on its property adjacent to Queensway.

(04-1296-77) 25-77
4-77

1297. (a) That the Engineering Department, City Solicitor and Ward Councillor investigate a method of emergency relief to the residents of 2001 Bonnymede Drive (condominium) and report to Council on October 11, 1977.
- (b) That the Engineering Department be requested to prepare a report as to the cause of the flooding at 2001 Bonnymede Drive (Clarkson Area).
- (c) WHEREAS there have been several cases of severe flooding since Hurricane Hazel, and
WHEREAS it appears that some of the storm sewers in the City are of insufficient size to handle the volume of water produced in a "one in ten" year storm, and
WHEREAS it appears that some of the creeks and streams are being overloaded by upstream run-off;
THEREFORE BE IT RESOLVED that the Engineering staff be required to prepare a preliminary inventory of the above stated areas as soon as possible and further that a cost estimate be presented (a) to cover a complete up-date of all the storm sewers in the City, and (b) to cover the physical correction of any deficient areas found during the study.

(04-1297-77) 31-77
53-77

October 5, 1977

1298. That the information contained in the report dated September 26, 1977 from the City Solicitor with respect to "whether or not a salary can be paid to the Mayor of a Municipality under The Public Utilities Act", be received.

(04-1298-77) 50-77

1299. That the City Solicitor withdraw from the Ontario Municipal Board, the following appeals lodged by the City of Mississauga against decisions of the Committee of Adjustment:-

(i) C.A."A" 232-77 - E. Ray Cook Estate
2337 Derry Road West.

(ii) C.A."A" 257-77 - Ontario Khalsa Barbar Inc.
7080 Dixie Road.

(04-1299-77) 32-77

1300. That the Fire Chief and the Director of Labour Relations be requested to comment on setting up a system of medical standards and medical tests for firefighters.

(04-1300-77) 40-77
41-77

1301. That the sum of \$1,850.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with Land Severance Application B 144/77-M, Dusan Strah, all of Lot 43, and part of Lot 44, Plan 386, located on Elm Drive and zoned R4 residential.

(04-1301-77) 66-77

1302. That the sum of \$2,625.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with Land Severance Application B 110/77-M, Glen Morne McWhirter, part of Lot 12, Plan 341, located on Pinetree Way and zoned Residential R2.

(04-1302-77) 66-77

October 5, 1977

1303. That the sum of \$2,750.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with Application B 209/76-M, Ross and Mary Hawley, part of Lot 7, Plan 389 located on Birchwood Drive and zoned Residential R2.

(04-1303-77) 66-77

1304. That the sum of \$3,250.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with application B 210/76-M, Ross and Mary Hawley, part of Lot 7, Plan 389 located on Birchwood Drive and zoned Residential R2.

(04-1304-77) 66-77

1305. That the City of Mississauga support the proposal by Wawel Villa Incorporated for a Polish Canadian Senior Citizen Centre in the Clarkson Area of Mississauga, subject to the necessary site plan and landscape approvals, and that the Staff provide assistance to Wawel Villa Incorporated on this project.

(04-1305-77) 108-77

1306. (a) That the City of Mississauga not send any representatives on the Europe Tour of Solid Waste Recovery.
- (b) That the Region of Peel be advised that it is the opinion of the City of Mississauga Council that the above referred to tour is premature in light of the lack of response from the Provincial Government.

(04-1306-77) 35-77
113-77

October 5, 1977

1307. That the City of Mississauga endorse the following resolution passed by the Township of McNab on September 22, 1977:

"Be it hereby resolved that any new housing built in any one year unoccupied be assessed at one third value of completion in that year and two thirds value in the second year and full value in the third year."

and that the resolution be forwarded to the Association of Municipalities of Ontario.

(04-1307-77) 67-77

1308. That the City of Mississauga support a recommendation made by the Board of Commissioners of Police, City of Windsor dated September 16, 1977, that the Minister of Treasury, Economics and Intergovernmental Affairs, be requested to recommend an amendment to The Municipal Act to increase the fine payable on conviction of leaving the keys in a motor vehicle from not less than \$1.00 and not more than \$10.00 to a minimum of \$25.00 and not more than \$100.00, and that this information be forwarded to the Association of Municipalities of Ontario.

(04-1308-77) 67-77

1309. That the Purchasing and Supply Section be authorized to issue open Purchase Orders to National Slag Limited for the purchase of slag aggregate for the Clarkson and Malton Works/Parks Depots at the following prices: Clarkson - \$3.06 per ton; Malton - \$3.40 per ton. (Malton - \$21,000; Clarkson - \$32,000.)

(04-1309-77) 21-77
24-77

October 5, 1977

1310. That approval be granted to the Clarkson Village Centre to hold their Halloween Parade on Saturday, October 29, 1977, between the hours of 12.50 p.m. and 1.45 p.m. on the route set out in the report dated September 29, 1977 from the Commissioner of Engineering, Works and Building, subject to representatives of this Association contacting the Traffic and Transportation Section of the Engineering Department to finalize the details of the signing requirements and Road Closure permit at least one full week prior to the date of the parade.

(04-1310-77) 42-77
7-77

1311. That the Staff be instructed to prepare a comprehensive Noise By-law for the City of Mississauga and that such by-law contain provisions similar to Schedules 1 and 2 of the Corporation of the City of North Bay By-law Number 142-76, if it is determined that inclusion of such sections is feasible for the City of Mississauga.

(04-1311-77) 4-77

1312. That the information presented by Councillor Taylor regarding a questionnaire which he submitted to certain Ratepayers Associations in Ward 4 and vicinity, regarding levels of service, be received.

(04-1312-77) 33-77

1313. That the documents submitted by Mr. P. James, on behalf of Green Park Residential Developments Limited, with respect to their proposed condominium located on Block 'A', Registered Plan M-132 at the south west corner of Dundas Street West and Glengarry Road, be approved subject to the following amendments:

- (a) That Article 2, paragraph 2 of the proposed declaration, be amended by the deletion of the words, "or as further directed by the Board".

October 5, 1977

ITEM 1313 CONTINUED

- (b) That Article 4, paragraph (b) of the standard declaration be incorporated in the proposed declaration and that the figure of 10% be the limit to the number of units owned by one person, company or groups of persons or companies.
- (c) That Article 7, paragraph 2 of the submitted declaration be amended by the deletion of the words "and shall be the responsibility of the unit owners".
- (d) That Article 11, paragraph 2 of the standard Condominium By-law No. 1 be amended by the deletion of the last sentence, with respect to the use of post dated cheques.

(09-46-77) CDM 76-084

1314. That the recommendation of the Condominium Development Committee at its meeting held on May 10, 1977 and subsequently adopted by Council on June 13, 1977, with respect to the Declaration, Condominium By-law No. 1 and the Insurance Trust Agreement, for the proposed condominium of Victoria Wood Development Corporation Incorporated, located at 5610 Montevideo Road, be reaffirmed and that no further amendments be approved to the submitted documents.

(09-47-77) CDM 76-149

1315. That the report dated August 5, 1977, from Miss M. Virginia MacLean, Barrister & Solicitor, with respect to the Condominium Development Committee approval of condominium documents, be received.

(09-48-77) 181-77

October 5, 1977

1316. That further consideration of the report dated July 28th, 1977, from Mr. William P. Taylor, Commissioner of Engineering, Works and Building, with reference to the appointment of Peace Officers - Enforcement of Parking By-Laws on private property, be deferred until the next meeting of the Condominium Development Committee, at which time Mr. C. Moore, Manager, By-Law Enforcement Office, will be present to discuss this matter more thoroughly with the committee and, further, that the Peel Condominium Association be invited to submit their comments on this report.

(09-49-77) 181-77

1317. That the report from Mr. B. Clark, Q.C., City Solicitor, with respect to the advisability of accepting a provision in the declaration, with respect to the payment of common expenses in the first year after registration by the developer, be received.

(09-50-77) 181-77

1318. That the Condominium Development Committee proceed with the review and approval of the new precedent condominium documents (Condominium By-Law No. 1, Declaration), and that the proposed amendments requested by the Condominium Development Committee on July 19, 1977 be prepared for the committee's consideration at its first meeting in October.

(09-51-77) 181-77

1319. That the Management Agreement submitted on September 27, 1977 by Mr. G. Kizoff, Condominium Co-ordinator, Victoria Wood Development Corporation Limited, and Miss. F. Mend, Solicitor, with respect to the proposed condominium located on Montevideo Road in Ward 4, be approved with the following amendments:

- (i) That Paragraph 7(c) of the submitted Management Agreement be deleted.

October 5, 1977

ITEM 1319 CONTINUED

- (ii) That the last sentence of Paragraph 8 be deleted.
- (iii) That the words "provided that in the event of a major emergency the Manager is hereby authorized to take immediate steps for the protection and preservation of the property" in the last sentence of Paragraph 9 be deleted.
- (iv) That Paragraph 11 of the submitted Management Agreement be deleted.

(09-52-77) CDM 76-149

1320. (a) That the Condominium By-law No. 1 and Insurance Trust Agreement submitted by Mr. J. Geisler, Solicitor on behalf of New Peel Developments be approved as submitted.
- (b) That the Management Agreement submitted by Mr. J. Geisler, Solicitor on behalf of New Peel Developments, be deferred until such time as Mr. Geisler is able to be present at a Condominium Development Committee Meeting to discuss the matter further.

(09-53-77) CDM 76-035

1321. That the letter dated 1 September 1977, from Mr. John R. Rhodes, Minister of Housing, with respect to the City's request that the Province amend the Condominium Act in order that the municipality may have clear authority for approving the Condominium Declaration, the Condominium By-law No. 1, the Insurance Trust Agreement and the Management Agreement for any proposed condominium, be received.

(09-54-77) 181-77

October 5, 1977

1322. (a) That the letter dated 13 September, from Mr. Sidney B. Handleman, Minister of Consumer and Commercial Relations, requesting clarification as to what right of approval the City desires for the condominium documents, and for what purpose this right is required, be received.
- (b) That Councillor Taylor, as Chairman of the Condominium Development Committee, a representative of the Legal Department and whatever additional staff Councillor Taylor deems appropriate meet with the Minister of Consumer and Commercial Relations to discuss the matters outlined in Mr. Handleman's letter of 13 September and to provide any background information that may be required.

(09-55-77) 181-77

1323. That condominium developments within the City of Mississauga not be permitted to expand the description of townhouse condominium units to include side, front and rear yards.

(09-56-77) 181-77

1324. (a) That, because the present system provides sufficient flexibility in the appointment and dismissal of citizen peace officers, such appointments continue at the recommendation of the Board of Directors of the Condominium Corporation in question, provided that the Corporation is prepared to provide remuneration to these officers for court appearances
- (b) That the By-law Enforcement Office investigate means of revising the present procedure so that the Peace Officers are afforded sufficient advance notice with respect to required court appearances.

(09-57-77) 181-77

October 5, 1977

1325. That the Clerks Department prepare a report outlining the areas of concern to the City, as far as the Condominium Development Committee is involved with the industrial condominiums, and the best means of ensuring that these concerns are dealt with satisfactorily.

(09-58-77) 181-77

1326. That further consideration of application OZ/46/76, Forty-Eight Investments Limited, be deferred until November 30, 1977 or until the Planning Staff Report on the Dundas Street Study is issued, whichever is the sooner.

(07-15-77) OZ/46/76

1327. That the site plan for the rezoning application under File OZ/26/75, Morris Edelstein Trustee, be approved.

(07-15-77) OZ/26/75

1328. That the following recommendation made by the Planning Committee on September 20, 1977, be received:

"That Recommendation (v) on page 3 of the Planning Staff Report dated September 20, 1977, on the Residential Parking Study, namely:-

That the current total parking requirements for rental apartments (1.75); condominium apartments (2.00); row dwellings or multiple horizontal dwellings (2.00) be amended as shown on Table 1.

be referred to the Peel Condominium Association and the Condominium Development Committee for comment, and that their response be considered at the October 4, 1977 Planning Committee meeting, to proceed to Council on October 11, 1977."

(07-15-77) 12-77
120-77

October 5, 1977

1329. (a) That the following recommendation contained in the Planning Staff Report dated September 20, 1977 on the Port Credit Secondary Plan, be deferred and the Planning Staff be requested to review the recommendation with Mr. R. E. Lackie, owner of the property at 49 Mississauga Road North:

"That the Commercial designation for the property at 49 Mississauga Road North be change to Residential High Density."

- (b) That the following recommendation contained in the Planning Staff Report dated September 20, 1977, on the Port Credit Secondary Plan, namely:-

"That the Commercial designation be retained for the properties on the south side of Lakeshore Road East between Elmwood Avenue and Cumberland Drive."

be deferred and the Planning Staff be requested to review the recommendation with Mr. K. Feltham, owner of the properties, and if further study indicates the need to reduce the amount of commercial in this area, to investigate the feasibility of a low density residential designation for this site.

- (c) That the following recommendations contained in the Planning Staff Report on the Port Credit Secondary Plan dated September 20, 1977, be approved:-

"That on both sides of Lakeshore Road West between John Street and Front Street, the existing Residential designation be amended to Commercial.

That on the west side of Front Street North and Front Street South, the designation be Residential Low Denisty."

- (d) That the following recommendations contained in the Planning Staff Report on the Port Credit Secondary Plan dated September 20, 1977, be referred back to the Planning staff for further consideration of the future use of Site 4a and the need for park and open space in this area:

ITEM 1329 CONTINUED

"That the proposed redesignation from Industrial to Commercial for the Harbour Area (Site 4), be retained.

That the proposed redesignation from Industrial to Park and Open Space along the waterfront (Site 4a) not be retained but remain as Industrial.

That the property now designated Institutional on the east side of Front Street South (Site 4b) not be redesignated Park and Open Space, but remain Institutional.

That the proposed redesignation at Lakeshore Road and Stavebank Road South from Institutional to Park and Open Space (Site 4c) not be approved and that the designation remain Institutional."

- (e) That the following recommendation contained in the Planning Staff Report on the Port Credit Secondary Plan dated September 20, 1977, be referred back to the Planning Staff for further consideration:

"That the designation for the property on the south side of Lakeshore Road West between Maple Avenue South and Pine Avenue South, not be amended from Commercial to Residential, but instead be amended to Highway Commercial."

- (f) That the following recommendations contained in the Planning Staff Report on the Port Credit Secondary Plan dated September 20, 1977, be approved:-

"That the draft plan not be amended from Residential to Commercial with regard to the property at 18 Mississauga Road North."

- (g) That Texaco Canada Limited be requested to commence negotiations with the Beautification Committee of Port Credit, the Ward 8 Councillor, and the Recreation and Parks Department, to develop a plan to beautify the lands owned by Texaco Canada Limited in the Port Credit area.

- (h) That the recommendation contained in the Planning Staff Report on the Port Credit Secondary Plan dated September 20, 1977, be approved:

"That the proposed High Street West parkette be deleted from the Draft Secondary Plan."



City of Mississauga

MEMORANDUM

OUR FILE #16-111-74043
OUR FILE #16-111-75086
OUR FILE #11-141-00011

To: General Committee

From: William P. Taylor, Commissioner
Engineering Works and Building

Dept. _____

Dept. E.M. Halliday, Commissioner
Recreation and Parks

4th August 1977

SUBJECT: Downstream watercourse improvement works to be carried out through lands known as the Bevarck property by the Balsam Woods developer.

ORIGIN: Engineering and Recreation and Parks Departments.

COMMENTS:

When the Engineering Agreements for the Balsam Woods townhouse site were executed between the developer and the City in 1976, a separate security was given to the City by the developer, in the amount of \$280,000.00, for downstream improvement works on the Tecumseh Creek for the section of the watercourse between Lakeshore Road and Lake Ontario. At the time of this security being deposited with the City, there were several alternatives for the nature of the works to be carried out on this downstream watercourse portion.

In 1976 the City acquired these downstream lands known as the Bevarck site for park purposes, however with compensation to be made to the owners at some subsequent date. The compensation to be made for these lands will, in fact, be determined through the Land Compensation Board hearings yet to take place.

Also in 1976 there was a Committee set up to determine the nature of the park facilities to evolve on the Bevarck lands. One of the factors considered by this Committee was the nature of the works to be carried out on this watercourse that runs entirely through the lands. After a considerable period of time and several meetings, it has been agreed upon by the Engineering and Recreation and Parks departments of the City and by the developer's Consulting Engineers, being The Kleinfeldt Group, the nature of the works that will be carried out on this watercourse with the development of the surrounding lands as a park site. The estimated value of these proposed works is \$50,000.00.



UB-2(A)

General Committee

4th August 1977
Page 2

SUBJECT: Downstream watercourse improvement works to be carried out through lands known as the Bevark property by the Balsam Woods developer

When the developer deposited the \$280,000.00 security with the City, there was accompanying this a letter of undertaking outlining the various alternatives for the improvements to this watercourse through these lands. One of these alternatives for the least amount of works to be carried out had a stated estimated amount of \$18,000.00. Balsam Woods Limited subsequently deposited with the City a certified cheque in this amount, they taking the position that since City staff was unable to direct them to proceed with the carrying out of any of the alternatives that the City should, therefore, accept this \$18,000.00 cash payment and release their other security. The acceptance of this \$18,000.00 certified cheque by the City would terminate the Balsam Woods involvement with the watercourse. The City staff has been reluctant to direct Balsam Woods to proceed with any of these alternatives until compensation is actually made to the previous owners of the Bevark lands.

Balsam Woods Limited have issued a writ to the City to appear before the Supreme Court of Ontario for the release of their \$280,000.00 security and we would, therefore, ask General Committee and Council to consider the recommendation of this report so that the City can in fact benefit from the security by having the watercourse improvement works carried out through this future park site at this time.

RECOMMENDATION: It is therefore recommended that Balsam Woods Limited be directed to proceed with the carrying out of certain agreed upon improvement works to the Tecumseh Creek through lands known as the Bevark site, the value of

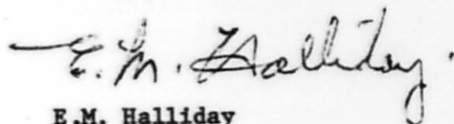
UB-2(B)

General Committee

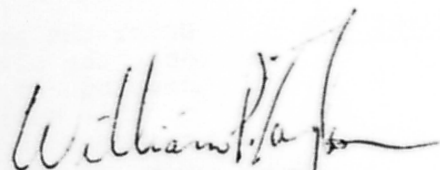
4th August 1977
Page 3

SUBJECT: Downstream watercourse improvement
works to be carried out through lands known
as the Bevark property by the Balsam Woods
developer

these works being estimated to be \$50,000.00
and that their \$280,000.00 security be reduced
down to \$32,000.00 and that the City also retain
the \$18,000.00 certified cheque, also deposited
by Balsam Woods Limited, as the balance of the
amount to be secured.



E.M. Halliday
Commissioner
Recreation and Parks



William P. Taylor, P.Eng.
Commissioner
Engineering Works and Building

SDL:MP

c.c. Mr. R. Edmunds, Planning
Mr. E.M. Halliday, Recreation and Parks
City Manager

JB-3
CITY OF MISSISSAUGA

FILE: CDM 77-026

PLANNING DEPARTMENT

DATE: August 2, 1977

MEMORANDUM

TO R. A. Searle, Mayor, and Members of the City of Mississauga Council

FROM R. G. B. Edmunds, Commissioner of Planning

SUBJECT Proposed Condominium
South-east corner of Glen Erin Drive and
Montevideo Road
Lot 9, Registered Plan M-137
Iona Development Corporation

COMMENTS Under the provisions of Section 24 of The Condominium Act, the plan prepared for registration of condominium development of the above-noted lands has been referred to this Municipality by the Ministry of Housing for comments on its appropriateness.

The site is a 1.4 ha (3.6-acre) parcel of land located at the south-east corner of Glen Erin Drive and Montevideo Road as shown on the attached map, with frontages of approximately 121.9 metres (400 feet) and 216.1 metres (709 feet) on these two roads respectively.

It was zoned R3-Section 724 by By-law 463-75 approved by the Ontario Municipal Board on November 4, 1975 and a site development plan was approved by Planning Committee on February 2, 1977 and by City Council on February 14, 1977.

The site is presently under development and will accommodate 29 cluster detached dwellings upon completion with 231% parking.

The condominium application has been examined by departments of the City, and the following are requirements to be fulfilled prior to registration of the plan:

1. Confirmation by the City Tax Department that all local improvement charges which are apportioned to the property, as well as outstanding taxes, have been paid in full.

✓ TO BE RECEIVED
RESOLUTION AVAILABLE

UB-3(A)

FILE: CDM 77-026

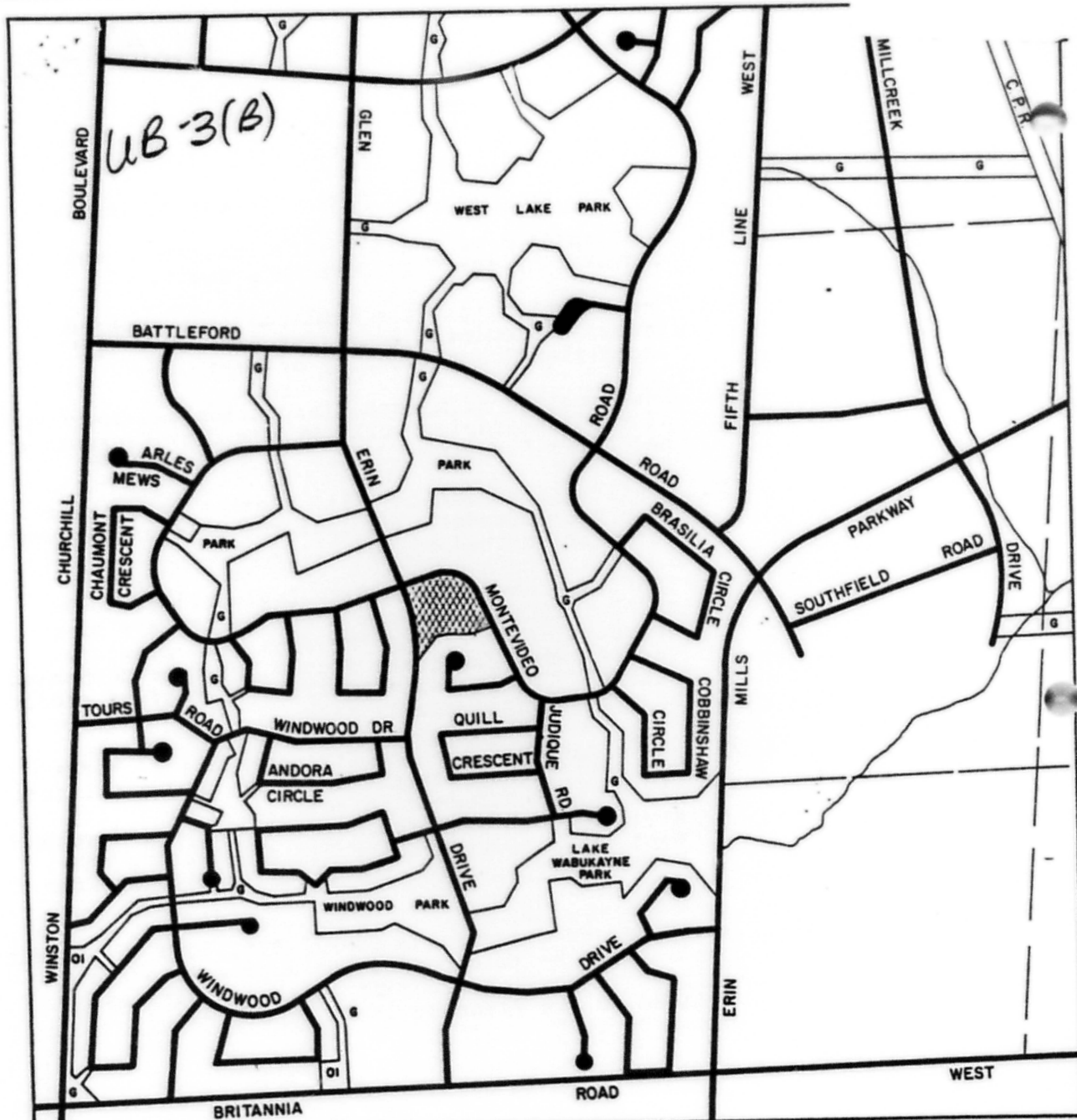
- 2 -

DATE: August 2, 1977

2. Confirmation of a final site inspection and approval by the City Fire Department.
3. Confirmation that the applicant has entered into a Condominium Servicing Agreement with the Regional Municipality of Peel.
4. Confirmation of a final inspection and approval of the landscaping works by the City Recreation and Parks Department.
5. Confirmation from the City Clerk's Department that the documentation conforms to the standardized forms prescribed by the City.
6. Confirmation from the City Engineering, Works and Building Department that the letters of undertaking regarding the final lot grading certificate, duplicate linens, etc., accompanied with a \$5000.00 cash deposit or letter of credit have been received.
7. Confirmation from the City Engineering, Works and Building Department that the internal lighting has been constructed in accordance with City standards and requirements and that the development complies with the Building, Heating and Plumbing By-laws and the Ontario Building Code.

RECOMMENDATION

That proposed condominium CDM 77-026, Iona Development Corporation, be recommended for approval to the Ministry of Housing, subject to the conditions outlined in the Planning Staff Report dated August 2, 1977.



FILE NO.
CDM-77-026

LEGEND



AREA OF DRAFT
PLAN CDM-77-026

APPLICATION
FOR CONDOMINIUM REGISTRATION

IONA DEVELOPMENT CORPORATION



SCALE : 1" = 500'

DWG. NO. C-211

CITY OF MISSISSAUGA PLANNING DEPARTMENT

UB-4

EXTRACT FROM CITY OF MISSISSAUGA
GENERAL COMMITTEE OF COUNCIL

SEPTEMBER 28, 1977

A G E N D A

DELEGATIONS 9:00 A.M.

A. Mr. M. Weir, solicitor for Arpege Developments.

File: T-25359

SEE ITEM #1

MATTERS FOR CONSIDERATION:

1. Letter dated July 19, 1977, from Mr. M. Weir on behalf of Arpege Developments. This proposed plan of subdivision is located east of Clarkson Road, north of the Canadian National Railway Tracks. Mr. Weir makes two requests in his letter:

- (a) That his client not pay the 5% cash in lieu of land dedication in view of the fact that he is dedicating land to the City on which a very large oak tree is located;
- (b) That his client not pay for any costs of servicing along the frontage of the lands since there is a grade separation to go in.

Mr. Weir's letter was referred to the Commissioner of Recreation and Parks and to the Commissioner of Engineering Works and Building for a report.

With respect to (a) above, attached is a report dated August 8, 1977, from the Commissioner of Recreation and Parks in which he recommends:

- (i) That cash in lieu of land be taken as recommended in the Consolidated Report.
- (ii) That the reduced area of Block A, which includes the area covered by the dripline, be taken for the preservation and maintenance of the existing oak tree in public ownership. If it is determined that the tree cannot be preserved due to the proposed grade separation of Clarkson Road and the C.N.R., then that portion of Block A which is not required for the proposed grade separation, shall be incorporated into Lot 1 as spelled out in Item 14 of the Consolidated Report.

Continued....

UB-4(A)

Page 2

September 28, 1977

ITEM 1 CONTINUED:

With respect to (b) above, attached is a report dated August 4, 1977, from the Commissioner of Engineering, Works and Building, in which he recommends:

"That the Consolidated Report dated May 27, 1976, for Arpege Development, T-25359, Engineering File #16-111-74124 requirement as outlined in Section C, sub-section 7(c) which reads:

The developer will be required to contribute 50% of the monies for the future reconstruction of Clarkson Road North to the (equivalent of) a local residential collector standard

be retracted, i.e., that the developer not be required to participate in these costs pertaining to Clarkson Road."

A copy of the Consolidated Report dated May 27, 1976, is also attached to the agenda.

Mr. Weir will appear before the Committee for the discussion of this item.

File: T-25359

WEIR AND MARKSON
Barristers, Solicitors, Notaries

MICHAEL E. WEIR, O.C.
JOSEPH E. MARKSON, B.A., LL.B.
WILLIAM E. MATHERS, B.A., LL.B.

COUNSEL
CLAIR TOOZE, O.C.

UB 4(B)

TELEPHONE 278-7930
AREA CODE 416

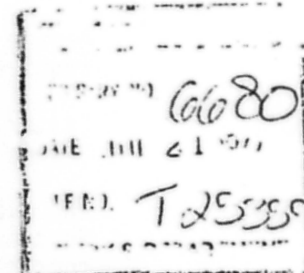
CANADA TRUST BUILDING
2580 HURONTARIO STREET
MISSISSAUGA, ONTARIO
L5B 1N5

July 19th, 1977

The Clerk,
City of Mississauga,
One City Centre Drive,
Mississauga, Ontario.
L5B 1M2

Dear Sir:

Re: Arpege Developments
- Our File # T-25359



It has come to our client's attention that not only is the City of Mississauga taking lands from our client which presumably can be considered park dedication since there is a big oak tree on the said lands, but at the same time asking for 5% in lieu of park dedication. Our client finds this decision quite unreasonable, bearing in mind the size of the property that is being subdivided.

We are therefore requesting that this item be re-examined as this sub-division is becoming so expensive to develop because of the time delays that the City of Mississauga has thrown upon this land and because of the various servicing requirements. Further, our other request is that our client not be requested to pay for any costs of servicing along the frontage of our client's lands since there is a grade separation to go in in any event, which as you no doubt know, most of the costs is paid for by the Province.

We would appreciate it very much if this matter is re-examined by both the Planning and Engineering Departments as soon as possible.

Yours truly,

MICHAEL E. WEIR

MEW:cc

c.c. Mr. S.D. Lawson, P.Eng.



UB-4(C)

City of Mississauga

MEMORANDUM

To A. B. ADAMSON

From E. M. HALLIDAY, COMMISSIONER

Dept. PLANNING

Dept. RECREATION AND PARKS

Report Request No. 202 - 77

August 8th, 1977

SUBJECT: Arpege Developments Limited, (Relief from the City requirement of 5% cash-in-lieu of parkland dedication).

SOURCE: Letter from Mr. M. Weir, July 19, 1977, solicitor for Arpege Developments Limited.

COMMENTS: The subdivision under discussion is located on Clarkson Road immediately north of the Canadian National Railway consisting of ten (10) single family lots, (see attached plan).

Arpege Developments Limited are concerned with the requirements of dedicating Block A to the municipality and paying cash-in-lieu of land for park purposes. During the course of processing the plan, the Department was made aware of a specimen oak tree within the area known as Block A and it was felt the tree should be retained in public ownership. In this regard the Department recommended cash-in-lieu of land and the dedication of Block A to the municipality for that purpose. It was also understood that if the tree could not be preserved due to the construction of a grade separation at the C.N.R. crossing, then that portion of Block A which was not required for the proposed grade separation would be incorporated into a building lot.

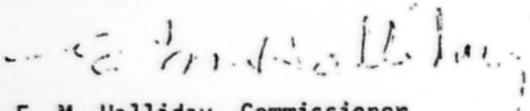
These comments and requirements were reflected in the Consolidated Report, of May 27/76 in Section A - Planning, item 6, 13 and 14 and Section B - Financial, item 1 (c), (see attached). On July 16, 1976, the Planning Department received a communication from Rogers Meyer and Partners Inc., planning consultants for the developer, accepting the conditions of draft approval noted above. In this regard, it has been our understanding that Arpege Developments Limited were in agreement with the technical requirements of the Consolidated Report and did not wish the subdivision to be reviewed. We also advise that there have been no discussions by the applicant with this Department to resolve any difficulties or misunderstandings.

UB-4(d)

We are of the opinion, therefore, that cash-in-lieu should still be taken. However, through discussions with the Forestry Section, it appears that not all of Block A is required to preserve and maintain the Oak tree, and we would be willing to accept a reduced area which would include the area covered by the dripline.

- RECOMMENDATIONS:
1. Cash-in-lieu of land be taken as recommended in the Consolidated Report;
 2. That the reduced area of Block A, which includes the area covered by the dripline, be taken for the preservation and maintenance of the existing Oak tree in public ownership. If it is determined that the tree cannot be preserved due to the proposed grade separation of Clarkson Road and the Canadian National Railway track, then that portion of Block A which is not required for the proposed grade separation shall be incorporated into Lot 1 as spelled out in item 14 of the Consolidated Report.

Yours very truly,


E. M. Halliday, Commissioner
Recreation and Parks Department

/cmb



UB-4(E)

City of Mississauga
MEMORANDUM

OUR FILE #16-111-74124
OUR FILE #110141-00011

To Mayor and Members of
General Committee

Dept. _____

From William P. Taylor
Commissioner

Dept. Engineering Works and Building

4th August 1977

SUBJECT: Proposed residential site known
as Arpege Developments, T-25359.

ORIGIN: Request #203-77.

COMMENTS: 1. The consolidated report for this
development site dated May 27th, 1976,
contains a condition under Section 'C' -
Engineering - sub-section 7(c) worded
as follows:

The developer will be required to
contribute 50% of the monies for the
future reconstruction of Clarkson Road
North to the (equivalent of) a local
residential collector standard.

The conditions of this consolidated
report for draft plan approval of this
subdivision were, of course, agreed upon,
in writing, by the owners at that time as
per the standard policy.

2. The City will be constructing a grade
separation at Clarkson Road and the CNR
tracks and the City's portion of these costs
will be derived from the major road improve-
ment levy fund. Because these Clarkson Road
reconstruction costs are being obtained from
this fund, it is suggested that General
Committee consider the recommendation that
this developer, therefore, not be required
to contribute 50% of the equivalent costs
of a local residential street along his
site's frontage.

UB-4(F)

Mayor and Members of
General Committee

4th August 1977
Page 2

SUBJECT: Proposed residential site
known as Arpege Development
T-25359

RECOMMENDATION: That the consolidated report, dated
May 27th, 1976, for Arpege Development,
T-25359, Engineering file #16-111-74124
requirement as outlined in Section 'C',
sub-section 7(c) which reads:

The developer will be required
to contribute 50% of the monies
for the future reconstruction of
Clarkson Road North to the (equivalent
of) a local residential collector
standard

be retracted, i.e., that the developer not be
required to participate in these costs pertaining
to Clarkson Road.

for
SDL:MP

W. P. Taylor
for William P. Taylor, P.Eng.
Commissioner
Engineering Works and Building

c.c. Mr. R. Edmunds, Planning
Mr. E.M. Halliday, Recreation & Parks
City Manager

UB-4(9)

DATE: May 27, 1976
FILE: T-25359

CONSOLIDATED REPORT OF THE TECHNICAL REQUIREMENTS FOR THE
DEVELOPMENT OF LANDS UNDER APPLICATION BY ARPEGE DEVELOPMENT
LIMITED

LOCATION East of Clarkson Road, north of the C.N.R. Tracks

SECTION A - PLANNING

1. The plan to which this report refers is the plan dated March 19, 1976, further revised in red as shown on the attached plan.
2. The proposed streets shall be named to the satisfaction of the City of Mississauga and the Regional Municipality of Peel. In this regard prior to any submission to the City Engineering Department and as soon as possible after draft plan approval has been received, a list of proposed street names shall be submitted to the City Engineering Department.
3. An agreement is required to the effect that any existing buildings on the plan will be removed at the applicant's expense unless such buildings will conform with the requirements of the Zoning By-law after registration of the plan.
4. Prior to registration of the plan satisfactory arrangements shall have been made to ensure the clean-up of all materials tracked onto existing roads by vehicles used in conjunction with building operations on the subject lands.
5. Development of the subject lands shall be staged to the satisfaction of the City.
6. Prior to the registration of the plan, arrangements shall have been made to the satisfaction of the City for the preservation of as many of the existing trees as possible. In this regard, the developer will be required to prepare a comprehensive arborist's report indicating the existing trees on the site, those to be retained and the methodology proposed for their retention including areas affected by above and below ground services.
7. All proposed flood control and conservation works shall be designed and carried out to the satisfaction of the City, the Credit Valley Conservation Authority and the Ministry of Natural Resources.

UB-4(H)

- 2 - DATE: May 27, 1976
FILE: T-25359

8. Block A shall only be developed in conjunction with adjacent lands. In this regard, the City shall be satisfied prior to registration of the plan that the block when combined with adjacent lands will permit development in accordance with the Zoning By-law.
9. Satisfactory arrangements shall have been made prior to the installation of services for all access to the site for builder's and construction traffic to be via Street 'A' to Clarkson Road, south to Lakeshore Road. No construction traffic will be allowed via Clarkson Road North.
10. The horizontal and vertical alignments of all roads including their relative intersection geometrics shall be designed to the latest City standards and requirements. In this regard, minor revisions to the road pattern including intersection alignments may be required.
11. Prior to the registration of the plan, arrangements shall have been made to the satisfaction of the City for any relocation of utilities required by the development of the subject lands to be undertaken at the developer's expense.
12. Prior to the registration of the plan, the City and the Canadian National Railway shall have approved the provision of noise abatement measures designed to protect the development from noise associated with the Canadian National Railway right-of-way. In this regard, as partial satisfaction of this request a solid screen fence shall be provided along the railway to create a sound shadow the height of which will touch a straight line terminating at the highest point of the roofs, excluding the chimneys of the dwellings to be constructed on Block A and Lots 8 to 11 inclusive. In addition, tree screening shall be provided along the Canadian National Railway right-of-way along the rear boundaries of Block A and Lots 8 to 11 inclusive. Further, the owner shall agree in the Subdivider's Agreement that a covenant running with the land be included in all deeds obliging the purchasers of the land to maintain the fence to be erected along the Canadian National Railway right-of-way, in a satisfactory condition at their expense.
13. A cul-de-sac shall be constructed at the easterly limit Street A and remain until such time as Street A is extended. In this regard, the additional property required for the cul-de-sac shall be deeded to the City and in the event that Street A is extended this additional property shall be deeded back to the adjacent property owners.
14. Prior to the registration of the plan, arrangements shall have been made to the satisfaction of the City, to accommodate the requirements of the future grade separation of Clarkson Road and the Canadian National Railway tracks including road widenings.

UB-4(I)

- 5 - DATE: May 27, 1976
FILE: T-25939

15. Block B shall be deeded gratuitously to the City in order to preserve in public ownership the existing white oak tree located on this block. In this regard, the arborist's report required pursuant to Condition 6 shall determine the impact of the proposed grade separation of Clarkson Road and the Canadian National Railway tracks on this tree, and if it is determined that this tree cannot be preserved, then that portion of Block B which is not required for the proposed grade separation shall be incorporated into Lot 1. See also Conditions 6 and 14.

SECTION B - FINANCIAL

1. Payments to be made to the City

- (a) Financial contributions in accordance with current levies.
- (b) Financial contributions are required in connection with the supply of hydro facilities. These contributions vary with different types of development and the hydro service to be provided, and will be determined by negotiation between the developer and Hydro Mississauga, prior to registration of the subdivision plan.
- (c) To meet the requirement of Section 33 (5)(a) of The Planning Act, it is recommended that cash in lieu of land be accepted.
- (d)(i) A fee for engineering services provided by the City Engineering Department to be determined as a percentage of the total estimated value of services to be assumed by the City, including consultants' fees, as follows:
 - For registrations smaller than \$100,000.00 - 4-1/2% of estimated cost of services, but not to exceed \$4,000.00.
 - For registrations from \$100,000.00 to \$500,000.00 - 4% of estimated cost of services, but not to exceed \$17,500.00.
 - For registrations above \$500,000.00 - 3-1/2% of estimated cost of services.
- (ii) Payment Procedure
 - Prior to first Engineering submission - \$200.00 per gross acre (\$494.21 per gross hectare).
 - Prior to registration - total engineering charges, less previous payment as above.

UB-4(j)

- 4 -

DATE: May 27, 1976
FILE: T-25359

- (iii) A fee for engineering services provided by the Regional Municipality of Peel Department of Public Works for services to be assumed by the Regional Municipality. The applicant should contact the Regional Municipality of Peel Department of Public Works to determine the amount and payment procedure with respect to this fee.
- (e) A fee of \$42.00 per dwelling unit for the services of the City Planning Department.
- (f) Payment of all outstanding assessments which have been levied against the property.
- (g) Payment in cash is required to cover the cost of planting trees on all road allowances in accordance with current City standards and specifications.
- (h) Financial contributions of \$2,000.00 per gross acre (\$4,942.10 per gross hectare) for major road improvement.
- (i) Financial contributions of \$2,000.00 per gross acre (\$4,942.10 per gross hectare) for major watercourse improvements.

NOTE: In regards to Section B - Financial, Items 1(h) and (i), any work the developer is required to undertake on the subject lands with respect to major road or watercourse improvements will be assessed against the per acre (hectare) levy during the detailed engineering submission.

2. Insurance

The owner, while under agreement to provide services within this plan, must provide a comprehensive insurance policy naming the City as co-insured, for liability and property damage in the amount of \$500,000.00. This policy must cover blasting operations and be paid up for three years.

3. Financial Guarantee

In order to guarantee the financial stability of the owner to provide the requisite services, cash, negotiable securities or a 100% Performance Bond equal to the estimated cost of services, must be furnished prior to the execution of the Agreement. A 5% cash deposit shall also be required over and above that of the Bond to a maximum of \$10,000.00.

UB-4(K)

- 5 - DATE: May 27, 1976
FILE: T-25359

SECTION C - ENGINEERING

1. Maintenance Guarantee

All underground services shall be guaranteed for a minimum period of one year after preliminary approval of all underground services has been given by the City, but they shall not be released from the maintenance period until at least the base course of asphalt has been constructed on all roads within the subdivision.

All above-ground services shall be guaranteed for a period of three years after preliminary approval of the above-ground services has been given by the City.

2. Standards

All underground and above-ground services shall be designed and constructed in accordance with the current specifications, standard drawings and design criteria of the City of Mississauga.

3. Water

The plan has been considered by the Regional Municipality of Peel Department of Public Works and approved subject to the usual agreements.

Watermains and appurtenances shall be constructed on all streets within this proposed plan of subdivision. A separate water service connection shall be provided to the street line for each lot or building block.

The applicant should contact the Regional Municipality of Peel Department of Public Works to determine the precise extent of their requirements.

UB-4(4)

DATE: May 27, 1976
FILE: T-25359

- 6 -

4. Sanitary Sewers

Sanitary sewers with connections to each lot and building block are required in accordance with the current Regional Municipality of Peel Department of Public Works standards and requirements.

Where required by the Commissioner of Public Works, sanitary sewers shall be designed in such a manner and be of adequate size and depth to service adjacent lands.

The sanitary sewer outlet for the subject lands is available on Clarkson Road.

5. Storm Drainage

Storm sewers with connections to each lot and building block shall be constructed in accordance with the current City subdivision requirements.

All channel improvements, bridges, culverts and other drainage structures or improvements shall be subject to the approval of the Commissioner of Engineering, Works and Building, the Credit Valley Conservation Authority and the Canadian National Railway.

All storm sewers shall be designed in such a manner and be of adequate size and depth to provide for the drainage of the weeping tiles, for the development of all lands lying upstream within the watershed and/or provide for the drainage of such areas as may be designated by the Commissioner of Engineering, Works and Building.

The storm sewer system shall be designed to conform with the reduction in run-off theory recently adopted as City Policy.

All storm drainage shall be conducted to an outlet considered adequate in the opinion of the Commissioner of Engineering, Works and Building.

The storm sewer outlet for the subject lands is the Birchwood Creek. External easements will be required for the necessary storm sewer connecting links. See also Section A - Planning, Item 7.

UB-4(M)

DATE: May 27, 1976
FILE: T-25359

6. Backlot Drainage

The developer will be responsible for the proper backyard drainage of all lots within the plan and all backyards abutting the plan. An area grading plan must be prepared by the developer's Engineer in accordance with City standards and form part of the Subdivision Agreement.

Minimum grade changes should occur in areas where trees are to be retained. See also Section A - Planning, Item 6.

All drainage ditches or depressions shall be sodded.

7. Roads

(a) All roads shall have asphalt pavement complete with concrete curbs and gutters designed and constructed in accordance with the latest City standards and requirements.

(b) The following is a summary of the various road classifications for the subject lands:

Name	Classification	No. of Lanes	R.O.W. Width	Road Width
Street 'A'	Local Residential	2	66 (20 m)	28' (8.5 m)
Clarkson Rd.	Local Residential Collector	4	86 (25 m)	46' (14 m)
Balsam Ave.	Local Residential	2	66 (20 m)	28' (8.5 m)

(c) The developer will be required to contribute 50% of the monies for the future reconstruction of Clarkson Road South to a local residential collector standard.

(d) Access to Lot 1 shall be from the south-easterly portion of the lot, at right angles to Street 'A' and as far removed as possible from the intersection of Street 'A' with Clarkson Road.

UB-4(N)

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DATE: May 27, 1976
FILE: T-25359

8. Sidewalks

A standard 5-foot (1.5 metre) wide concrete sidewalk will be required along one side of Street 'A' and it is suggested that cash in lieu be accepted for the other side.

9. Signs

All street and traffic signs required within this proposed plan of subdivision shall be supplied and erected by the applicant.

10. Landscaping

All portions of road allowances not covered by roads or sidewalks shall be fully sodded with No. 1 nursery sod and shall be considered as part of the construction costs.

All blocks for which there are no immediate development proposals shall be graded, seeded and maintained to the satisfaction of the Commissioner of Engineering, Works and Building.

Block B shall be graded, levelled with top soil and sodded with No. 1 nursery sod. Specifications for this work are to be prepared by the Engineering Department and the Parks Department and included in the Engineering Agreement.

Fencing and tree screening is required along the rear boundaries of Block A and Lots 8 to 11 inclusive. See also Section A - Planning, Item 12.

11. Widenings

Sufficient rights-of-way for all the roads associated with the plan, in accordance with the widths specified under Section C - Engineering, Item 7, are to be dedicated prior to registration.

In addition, provision shall be made for any widenings required for the future grade separation at Clarkson Road and the Canadian National Railway tracks. See also Section A - Planning, Item 14.

UB-4(0)

- 9 - DATE: May 27, 1976
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12. Easements

Any external easements required to service the property must be obtained by the applicant prior to registration and deeded gratuitously to the City or Regional Municipality of Peel.

All easements within the plan which are required for proper servicing of the land, shall be deeded gratuitously to the City or Regional Municipality of Peel.

13. Hydro

The requirements of Hydro Mississauga with respect to easements shall be met prior to the registration of the plan.

The applicant should contact Hydro Mississauga to determine the precise extent of their requirements.

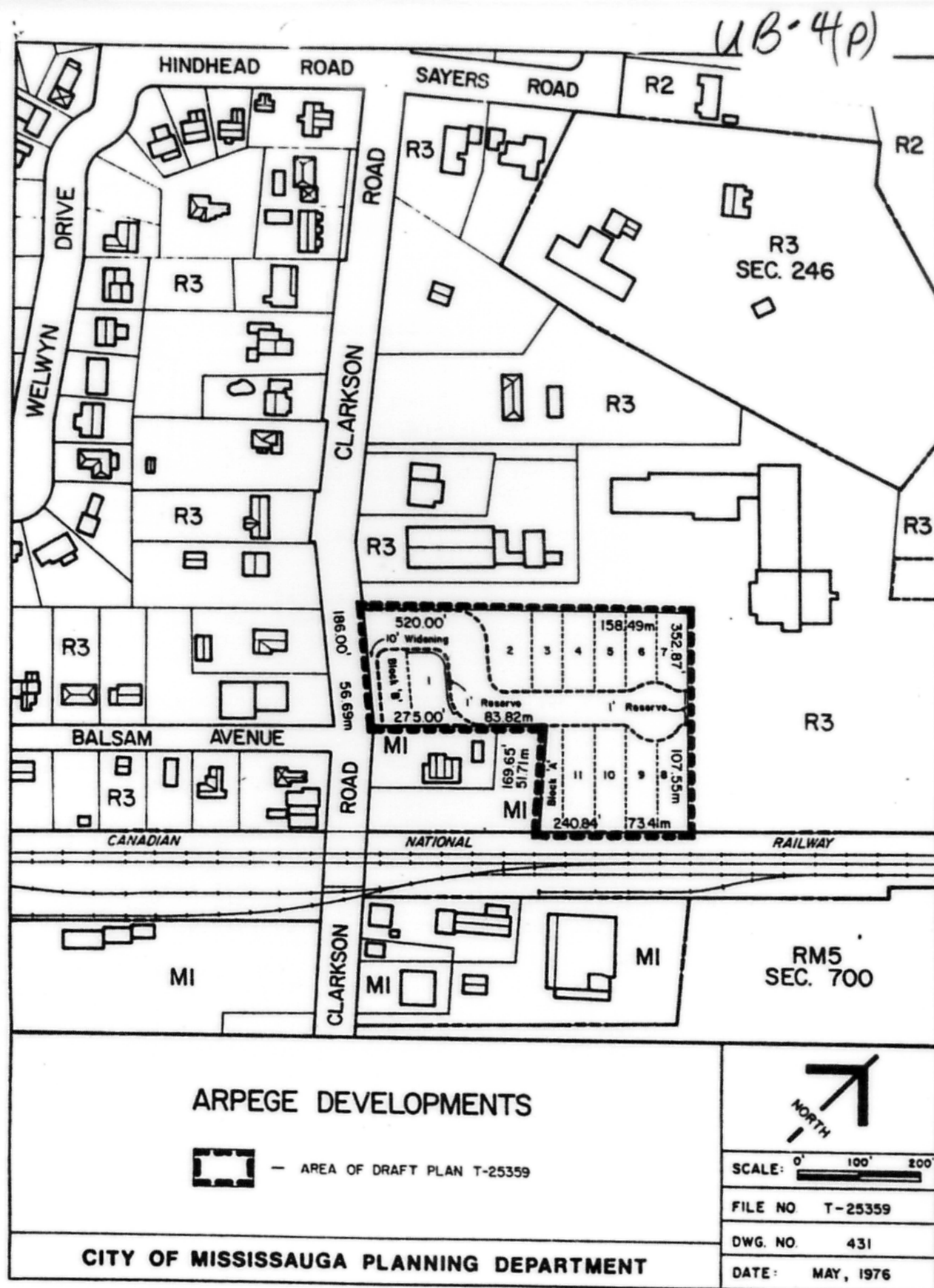
14. One-foot Reserves

One-foot (0.3 metres) reserves, shall be deeded gratuitously to the City, are required as shown on the attached draft plan.

15. Street Lighting

Arrangements shall be made with Hydro Mississauga for the installation of all necessary lighting facilities to be undertaken at the developer's expense.

THE REQUIREMENTS OF THIS REPORT WILL BE EFFECTIVE FOR ONE YEAR SUBSEQUENT TO DRAFT APPROVAL BY THE MINISTER. AFTER THIS DATE A REVISED CONSOLIDATED REPORT WILL BE REQUIRED. NOTWITHSTANDING THE SERVICING AND LEVY REQUIREMENTS MENTIONED IN THIS REPORT, THE STANDARDS AND LEVIES IN EFFECT AT THE TIME OF REGISTRATION OF THE PLAN WILL APPLY.





UB-8

City of Mississauga

MEMORANDUM

To Mr. Terence L. Julian

From Mr. Bruce B. Wilkinson

Dept. City Clerk

Dept. Property Agent

September 27, 1977

Dear Sir:

SUBJECT:

Standard Industries Limited
Part of Lot 2, Concession 4 E.H.S.
Land Severance Application
"B" 268/75-M, Creekbank Road

ORIGIN:

Letter of The Land Division Committee,
September 19, 1977.

COMMENTS:

As requested we have prepared an estimate of the current gross market value of the subject property for the purpose of levying the cash payments in lieu of the 5% land dedication for park purposes.

A 5% appraisal report in connection with the subject was prepared on January 21, 1976 and adopted by General Committee of Council on February 4, 1976. We have proceeded in accordance with City policy that all appraisals be reviewed after six months.

The proposed severance (see sketch attached) is part of Lot 2, Concession 4 E.H.S., consisting of an area of approximately 2 acres with a frontage of approximately 200 feet on the west limit of Creekbank Road. The zoning is M-2 industrial. The usual utilities and services are available.

The site has been inspected and a study of comparable sales data has been made. The analysis of the available evidence indicated a gross market value of \$90,000.00 per acre or approximately \$180,000.00 for the 2 acre parcel. On this basis the amount of \$9,000.00 is suggested as the cash contribution in lieu of the 5% dedication of land.



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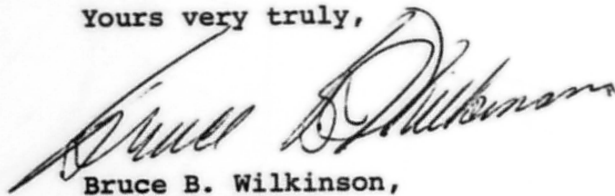
- 2 -

UB-8(A)

RECOMMENDATION:

That the sum of \$9,000.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with Land Severance Application "B" 268/75-M, Standard Industries Limited, Part of Lot 2, Concession 4 E.H.S., located on Creekbank Road and zoned M-2 industrial.

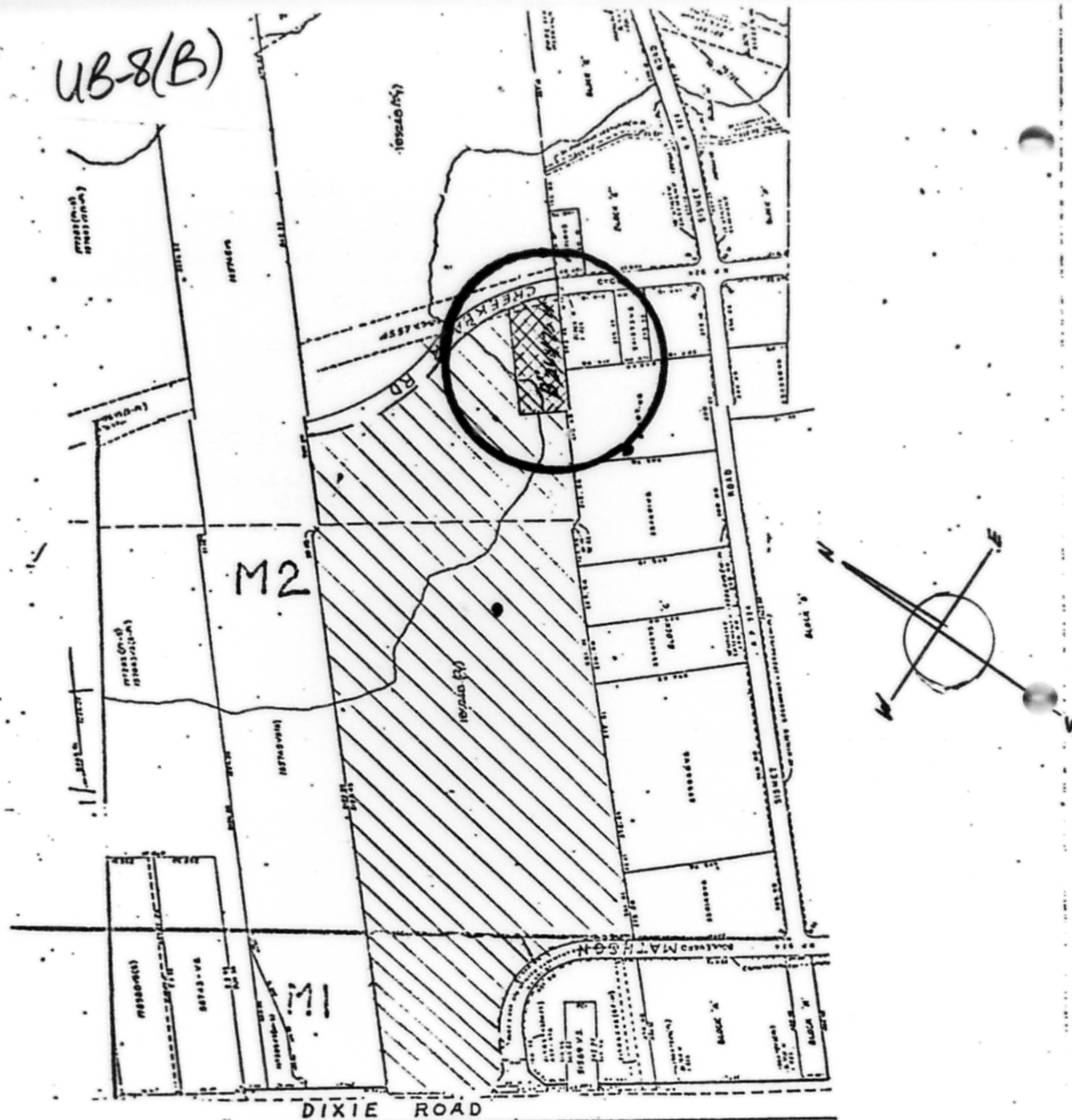
Yours very truly,



Bruce B. Wilkinson,
Property Agent

BBW/dw

Attach.



APPLICATION FOR CONSENT

MISSISSAUGA

Scale 1" = 200'

Assessed Owner CANCRETE PIPE CO. LTD.... Assessment roll 116-95799... Ward 5.....

Name of Owner/applicant STANDARD INDUSTRIES LTD. Location MATHESON BLVD......

Address 1224 LAWRENCE AVE. W. TORONTO. Tel. No. 781-5211.....

Name of Agent (if any) G. PHILLIPS..... Tel. No. 781-5211.....

Address 1224 LAWRENCE AVE. W. TORONTO......

application for Consent as mention in Section 23 of The Planning Act Date received OCT. 1/75..

of transaction for which application for consent is being made: Plan date OCT. 3/75..

UB-11

EXCERPT FROM THE OCTOBER 4, 1977 PLANNING COMMITTEE MINUTES

REPORTS

ITEM 4

The Planning Act Review Committee

The Committee considered the planning staff response to the Report of The Planning Act Review Committee and Mr. W. Waite, Director of Long Range Planning and Research, reviewed the recommendations as outlined in the report.

RECOMMENDATIONS: Moved by Mr. Taylor

That Recommendation 3(h) of the Planning Staff Report on Report of The Planning Act Review Committee be amended by the addition of the words "in consultation with the constituent municipalities", so that the section reads:

"The terms of reference for and the authority of the proposed Inter-Regional planning committees should be defined in consultation with the constituent municipalities before such committees are established."

And further, that Recommendation 3(j) be deleted from the Planning Staff Report on Report of The Planning Act Review Committee so that the recommendations as amended now read:

1. That the Report of the Planning Department dated October 4, 1977 be submitted to the Minister of Housing as the City of Mississauga response to the Report of The Planning Act Review Committee.
2. That the proposals of the Report of The Planning Act Review Committee which are supported in the Report of the Planning Department of October 4, 1977 be endorsed.
3. That the following items be referred to the Ministry of Housing as aspects of the Report of The Planning Act Review Committee with which Mississauga is concerned and requests clarification or amendment:

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UB-11(A)

- 2 -

- (a) Time limits should be established by regulation for decisions by the Minister of Housing and/or the municipalities with respect to OMB reports, and for the Minister's decision on Regional objections to Local proposals.
- (b) It should be clarified whether the absence of a Provincial veto of a municipal action within the 60 day period can be assumed to indicate Provincial commitment in terms of both policy and funding.
- (c) With respect to the division of responsibility for environmental assessment between the Regional and Local levels, Regional participation in environmental assessment should be limited to defined Regional interests.
- (d) Regional planning responsibilities should be further examined to clarify the distinction between Local and Regional interests such that local autonomy and independence on planning matters is more directly supported.
- (e) The basis for delegating subdivision approval from the Region to Local municipalities should be established. Until such delegation takes place, Regional approval of subdivisions should be limited to defined Regional interests expressed in adopted Regional policy.
- (f) Rather than allowing the Province or Region to establish development standards, to encourage more affordable housing, a more appropriate course of action would be to require the Province and the Region to establish housing policies which incorporate objectives for affordable housing, and permit the Region to object, and/or the Province to exercise its veto power to those local proposals which are not consistent with the objectives.

UB-11(B)

- 3 -

- (g) In addition to permitting the Region to object to the Minister regarding Local planning actions, provision should also be made for Local municipalities to object to the Minister Regional planning decisions and policies.
- (h) The terms of reference for and the authority of the proposed Inter-Regional planning committees should be defined in consultation with the constituent municipalities before such committees are established.
- (i) Regarding public involvement, the distinction should be clarified between the proposal (24) that "the requirements for general public involvement in the formulation of municipal plans should not be specified in the Act, but should be determined ... in a formal planning statement", and the proposal (25) that "the Act should provide that all potentially affected parties have the right to be notified of all municipal planning proposals, to present their views .. and to appeal municipal planning decisions".
- (j) Plans of subdivision should require public involvement if there has not been public involvement in the development proposals through rezoning procedures during the previous two years.
- (k) With regard to the intended relationship between municipal plans and other planning actions (e.g. zoning, public works, environmental concerns), the legal status of "having regard for" should be more fully explained.
- (1) It should be mandatory that an Official Plan be monitored with respect to the achievement of goals and objectives, and a report prepared on the results of the monitoring should be submitted to Council at least once during the life-time of each council, but all planning policies should not have to be reviewed and re-endorsed by each successive council.

UB-11(c)

- 4 -

- (m) With regard to Section 35a, in addition to size factors, the characteristics of location should be included in The Planning Act as bases for applying site plan review under Section 35a of The Planning Act.
- (n) Universal part-lot control should be retained.
- 4. That the Report of the Planning Department dated October 4, 1977 be sent to the Region of Peel for information.
- 5. That the Report of the Planning Department dated October 4, 1977 be sent to the Municipal Liaison Committee for information.

The Committee directed that this item be forwarded directly to the next Council meeting.

UB-12

EXCERPT FROM THE OCTOBER 4, 1977 PLANNING COMMITTEE MINUTES

REPORTS

ITEM 11

Residential Parking Study

The Committee considered the Residential Parking Study dated September 1977, prepared by Planning staff and noted that at its previous meeting on September 20, 1977, Recommendation (v) on page 3 of the Study had been referred to the Condominium Development Committee and the Peel Condominium Association.

The Committee received a memorandum dated September 30, 1977 from Mr. J. L. Murray, Committee Coordinator, advising that the Condominium Development Committee at a meeting on September 27, 1977 endorsed the Residential Parking Study with the exception that the minimum residential component for parking requirements for residential condominium developments be two parking spaces per unit excluding the requirements for visitor and recreational equipment parking provided for in the Study.

Mr. J. Calvert, Planner, advised that the Study under consideration represents existing parking standards and does not allow for a change in future vehicle ownership, and that further study would be required to develop appropriate growth factors. Mr. Calvert therefore recommended that the planning staff recommendations as contained in the Residential Parking Study be approved at this time.

RECOMMENDATIONS: Moved by Mr. Taylor

1. That the Residential Parking Study dated September, 1977 prepared by Planning staff be received.
2. That Recommendation (v) contained in the Residential Parking Study be amended by deleting the words "condominium apartments (2.00)" and inserting in lieu thereof "and rental" so that the recommendation as amended reads:
 - (v) That the current total parking requirements for rental apartments (1.75 spaces per unit) and rental row dwellings or multiple horizontal

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- 2 -

dwellings (2.00 spaces per unit) be amended as shown in Table 1 of the above-noted report.

That Recommendation (ix) be added as follows:

- (ix) That the current total parking requirements for condominium apartments and townhouses be amended to provide 2.00 spaces per unit as the resident parking requirement in addition to the visitor and recreational equipment requirements as shown in Table 1 of the Study.
3. That the following recommendations with respect to the Residential Parking Study be approved as amended:
- (i) That the resident and visitor parking requirements for multiple family and apartment dwellings be calculated as separate components of the total parking demand.
 - (ii) That the current visitor parking requirements of 0.25 spaces per unit for multiple family and apartment units be amended as follows:

rental apartment	0.20 spaces/unit
condominium apartment	0.32 spaces/unit
rental townhouse	0.25 spaces/unit
condominium townhouse	0.38 spaces/unit
 - (iii) That the location of the visitor parking spaces be clearly indicated by a sign at the entrance to the parking area; and all visitor parking spaces be clearly identified by pavement markings and reserved exclusively for visitor parking.
 - (iv) That the resident parking requirement for multiple family and apartment dwellings be assessed on the basis of the type of housing; the type of unit ownership; and the number of bedrooms.

UB-12(B)

- 3 -

- (v) That the current total parking requirements for rental apartments (1.75 spaces per unit) and rental row dwellings or multiple horizontal dwellings (2.00 spaces per unit) be amended as shown in Table 1 of the above-noted report.
- (vi) That 0.03 spaces per unit for apartments and 0.05 spaces per unit for townhouses be provided for the storage of recreational equipment as shown in Table 1. This storage area must be designed for the exclusive use of residents storing portable recreational equipment.
- (vii) That a reduction in the resident parking requirement of a maximum of 22% be permitted for apartments within 1500 feet of a GO commuter rail station.
- (viii) That the current policy of requiring 0.25 spaces per unit for senior citizen housing be revised to .25 spaces per unit for visitors and .20 spaces per unit for residents; and further
- (ix) That the current total parking requirements for condominium apartments and townhouses be amended to provide 2.00 spaces per unit as the resident parking requirement in addition to the visitor and recreational equipment requirements as shown in Table 1 of the Study.

CITY OF MISSISSAUGA

M I N U T E S

MEETING NUMBER THIRTY FOUR

NAME OF COMMITTEE: GENERAL COMMITTEE OF COUNCIL

DATE OF MEETING: September 21, 1977, 1:00 p.m.
September 26, 1977, 9:15 a.m.

PLACE OF MEETING: Council Chambers

MEMBERS PRESENT: (Sept. 21) Councillor Taylor, Chairman;
Councillors Kennedy, Spence, Bean,
Butt, Leavers and McCallion.
Mayor Searle arrived at 1:40 p.m.
Councillor McCallion left the meeting
at 3:05 p.m. and Councillor Spence
at 3:15 p.m.

MEMBERS ABSENT: Councillors McKechnie and Hooper.

STAFF PRESENT: E. Halliday, W. Taylor, R. Edmunds,
D. Ogilvie, S. Taylor, W. Munden,
E. Dowling, F. Koenig, T. Julian
and J. LeFeuvre.

MEMBERS PRESENT: (Sept. 26) Councillor Butt, Chairman;
Councillors Bean, Taylor, Hooper,
Leavers and McCallion. Councillor
Spence arrived at 10:55 a.m. Councillor
Leavers left the meeting at 11:00
a.m. and returned at 11:55 a.m.

MEMBERS ABSENT: Mayor Searle; Councillors Kennedy
and McKechnie.

STAFF PRESENT: E. Halliday, S. Taylor, R. Edmunds,
W. Munden, L. Love, T. Julian and
J. LeFeuvre.

MATTERS FOR CONSIDERATION:

This meeting was held specifically to consider a report dated September 13, 1977, from the Acting City Manager regarding 1978 Budget Guidelines. This report was forwarded to the members of Council a number of days in advance of the meeting. Attached to Mr. Halliday's report were four Budget Scenarios prepared by all departments; in some cases, five scenarios were prepared. Mr. Halliday pointed out in his report that the net cost of providing December 1977 service levels in 1978 will lead a a mill rate increase in the order of 25% based on 8% inflation, or about 22% based on 6% inflation.

September 21, 1977
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The Acting City Manager recommended the following:

"Based on a review of the budget scenarios, I would recommend that detailed preparation proceed on the basis of an overall net tax levy requirement of \$31,196,000. This is equivalent to a 1978 mill rate of 8.61 mills, or an increase of \$33.50 per average residence assessed at \$25,000. (or \$40.00 per residence assessed at \$30,000.) And Further, that the funds be allocated as shown on the attached sheet."

At the commencement of the meeting, Councillor McCallion made the following motion:

"That the guidelines for the 1978 budget be zero increase in the mill rate."

Discussion followed this motion. Prior to voting on Councillor McCallion's motion, Councillor Spence recommended the following:

"That the Committee start consideration of the Budget on Scenario 2."

This motion was voted on and carried. Councillor McCallion's motion was, therefore, not voted on.

Councillor Taylor advised the Committee that at his request, the Policy Planning Unit had prepared a telephone questionnaire which residents in Ward 4 will be asked to respond to. Four questions will be asked relating to taxes, levels of service, etc. He stated that he would not be prepared to vote on any scenarios until he had obtained the results of the questionnaire.

The Committee commenced consideration of the budget as follows:

1. MANAGER

Councillor Spence recommended approval of Scenario 4.

This motion LOST.

Councillor Butt recommended approval of Scenario 2.

This motion CARRIED.

Scenario 2 results in the deletion of existing part-time staff and the deletion of one full-time clerical position.

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2. PUBLIC AFFAIRS DEPARTMENT

Councillor McCallion recommended that no scenario be approved for this Department until the Manager has prepared a report regarding the possibility of transferring funds from Public Affairs to the Manager.

This recommendation CARRIED.

3. PERSONNEL DEPARTMENT

Councillor McCallion recommended approval of Scenario 2.

This motion CARRIED.

4. TREASURY DEPARTMENT

Mayor Searle stated that in his opinion, the Treasury and Finance Departments should be combined as recommended by the Administration Task Force. He suggested that a recommendation for these two departments be deferred pending a report from the City Manager on the combination of the two departments.

The Acting City Manager suggested that the Committee recommend a Scenario for each of the departments and he would prepare a report.

Councillor Spence recommended approval of Scenario 3.

The City Treasurer cautioned the Committee about approving this Scenario as it results in the deletion of 8 staff positions.

Councillor Spence's motion was voted on and CARRIED.

Councillor Leavers recommended that the Acting City Manager prepare a report on the implications of combining the Treasury and Finance Departments.

This motion CARRIED.

5. FINANCE DEPARTMENT

Councillor McCallion recommended approval of Scenario 4.

This motion CARRIED.

Scenario 4 results in the Finance Department maintaining its present budget level.

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6. LEGAL DEPARTMENT

Councillor Spence recommended approval of Scenario 4.

This motion CARRIED.

Scenario 4 results in the Legal Department maintaining its present budget level.

7. FIRE DEPARTMENT

Councillor Spence recommended approval of Scenario 2. She subsequently withdrew this motion.

Councillor Kennedy recommended approval of Scenario 4.

This motion CARRIED.

Scenario 4 results in the Fire Department retaining its existing staff; however, present staff is insufficient to cope with industrial and commercial development growth.

On a motion by Councillor Spence, the Fire Department Budget was reopened. Councillor Butt then recommended approval of Scenario 3.

This motion LOST.

Councillor Kennedy again recommended approval of Scenario 4.

This motion CARRIED.

8. TRANSIT DEPARTMENT

The Acting City Manager advised the Committee that an estimated 1.4 million dollars subsidy is expected from the Province.

Councillor Taylor recommended approval of Scenario 4. He subsequently withdrew this motion.

Councillor Kennedy recommended approval of Scenario 3.

This motion CARRIED.

Scenario 3 results in the deletion of 30 staff positions and deletion of Routes 17, 18, 19 and 22.

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A motion for recess was made at 3:25 p.m.

The Acting City Manager and the Clerk were directed to determine when the meeting should continue to finalize consideration of the reports.

The meeting continued on September 26, 1977, at 9:15 a.m.

The following material was distributed to the Committee:

- (i) Departmental Summary of Approved Full-time Permanent Staff for the year 1977 - prepared by the Finance Department and dated September 23, 1977.
- (ii) Analysis & Increase/Decrease of Various Scenarios over Base 1977 Approved Budget - prepared by the Finance Department and dated September 23, 1977.

It was decided to defer consideration of the Library Budget (#9) until Mr. N. Ryan, Chief Librarian could be present.

10. PLANNING DEPARTMENT

Discussion took place regarding planning processing fees. It was suggested that the Planning Commissioner prepare a report containing two or three options with respect to increasing planning processing fees and establishing landscaping and site plan fees.

Councillor Taylor recommended approval of Scenario 4.

This motion LOST.

Councillor McCallion recommended approval of Scenario 3 based on information requested from the Planning Commissioner.

This motion CARRIED.

Scenario 3 results in the deletion of professional budget; delaying the appointment of Housing Director until November 1978; delaying the creation of Housing Division and will defer consolidation of zoning by-law.

11. CLERK'S DEPARTMENT

Councillor Hooper recommended approval of Scenario 4.

This motion CARRIED.

Scenario 4 maintains the Status Quo of the Clerk's Department.

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12. RECREATION AND PARKS DEPARTMENT

Councillor McCallion expressed concern about the cost to the Recreation and Parks Department in assisting affiliated organizations.

The Commissioner of Recreation and Parks advised the Committee that Scenario 4 would not permit any park development in 1978; there would be no take-over of parks, i.e., such as Lake Aquitaine.

Councillor Bean recommended approval of Scenario 4.

The Commissioner of Recreation and Parks advised that it is not the recreational programmes which are costly, but that it is the Parks Section which is costly. Recreation programmes offered by the City cost approximately \$22,000. in total per year.

Councillor Bean's motion to approve Scenario 4 was voted on and LOST.

Councillor McCallion recommended approval of Scenario 3.

This motion CARRIED.

Scenario 3 results in the deletion of 5 staff positions and 540 over-time hours. Also reduced will be General Administration, community centre maintenance (could effect hours open) and will probably increase recreation fees.

A motion for recess was made at 10:05 a.m. and the meeting reconvened at 10:25 a.m.

13. ENGINEERING, WORKS AND BUILDING

Councillor McCallion stated that it was time that the City charged a fee to utility companies such as Bell Telephone and Consumers Gas for installation of services. She also suggested that inspection on works done by these companies should be improved.

The Commissioner of Engineering, Works and Building advised that a report on this matter will be prepared by him when the detailed budget will be discussed.

Considerable discussion took place as to whether or not twice weekly garbage collection should be reinstated. Mr. Taylor pointed out that the decision on garbage collection must be made now in order to allow the contractor sufficient time to prepare.

September 21, 1977
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Also discussed, were the garbage bins presently located in four areas of the City. Mr. Taylor suggested to the Committee that these bins should be located at the new landfill site on Britannia Road in 1978; therefore, eliminating an approximate cost of \$190,000.00 to the City.

Councillor Taylor recommended approval of Scenario 4; however, that twice weekly garbage collection take place only during the months of June, July and August, not the entire year.

He also suggested that the Region be requested to keep the landfill site open longer hours.

Councillor Spence made the following amendment to Councillor Taylor's motion:

That the Scenario also include area garbage bins, recycling programmes, aerial flood mapping, sidewalk maintenance and more clarification regarding maintenance man-hours which will be reduced under this Scenario.

Councillor Taylor agreed to incorporate this amendment into his motion which was voted on and CARRIED.

Councillor McCallion stated that under no circumstances would she support twice weekly garbage collection at any time of year.

Scenario 4, as amended, will result in the deletion of non recurring items (1977); business district improvements; new vehicles equipment (major); and roadside mowing.

9. LIBRARY

The Chief Librarian was present for the discussion of this budget. Discussion took place regarding the various library programmes.

Councillor McCallion recommended approval of Scenario 2.

After a brief discussion, this motion CARRIED.

Scenario 2 results in the reduction of hours of opening, reduction of staff and reduction of book purchases.

September 21, 1977
September 26, 1977

This concluded consideration of the various budget scenarios.

Mayor Searle emphasized to the members of the Committee and the Staff, that because recommendations had been made approving certain scenarios, they should not assume that the 1978 budget will be determined exactly on that basis. The detailed budget discussions which will take place in December 1977 will determine the 1978 budget.

RECOMMENDATIONS:

As Per Report No. 34-77

ADJOURNMENT:

12:15 p.m.

CITY OF MISSISSAUGA

MINUTES

MEETING NUMBER THIRTY FIVE

NAME OF COMMITTEE: GENERAL COMMITTEE OF COUNCIL
DATE OF MEETING: September 28, 1977, 9:00 a.m.
PLACE OF MEETING: Council Chambers
MEMBERS PRESENT: Councillor Hooper, Chairman;
Mayor Searle; Councillors Kennedy,
Spence, Bean, Taylor, Butt, Leavers
and McCallion.
MEMBERS ABSENT: Councillor McKechnie.
STAFF PRESENT: E. Halliday, R. Edmunds, V. MacLean,
W. Taylor, B. Clark (11:30), T. Julian
and J. LeFeuvre.

DELEGATIONS - 9:00 A.M.

Mr. M. Weir, solicitor for Arpege Developments, scheduled to appear regarding Item #1, did not attend.

MATTERS CONSIDERED:

Councillor Taylor issued a Press Release regarding a matter being investigated by Peel Regional Police involving Mr. Victor Debartolo.

1. Letter dated July 19, 1977, from Mr. M. Weir on behalf of Arpege Developments. This proposed plan of subdivision is located east of Clarkson Road, north of the Canadian National Railway Tracks. Mr. Weir requested the following:
 - (a) That his client not pay the 5% cash in lieu of land dedication in view of the fact that he is dedicating land to the City on which a very large oak tree is located;
 - (b) That his client not pay for any costs of servicing along the frontage of the lands since there is a grade separation to go in.

Continued.....

ITEM 1 CONTINUED:

-2-

Mr. Weir's letter was referred to the Commissioner of Recreation and Parks and to the Commissioner of Engineering, Works and Building for a report.

With respect to (a) above, the Committee considered a report dated August 8, 1977, from the Commissioner of Recreation and Parks in which he recommended:

- (i) that cash in lieu of land be taken as recommended in the Consolidated Report.
- (ii) that the reduced area of Block A, which includes the area covered by the dripline, be taken for the preservation and maintenance of the existing oak tree in public ownership. If it is determined that the tree cannot be preserved due to the proposed grade separation on Clarkson Road and the C.N.R., then that portion of Block A which is not required for the proposed grade separation, shall be incorporated into Lot as spelled out in Item 14 of the Consolidated Report.

With respect to (b), the Committee considered a report dated August 4, 1977, from the Commissioner of Engineering, Works and Building in which he recommended:

That the Consolidated Report dated May 27, 1976, for Arpege Development, T-25359, Engineering File #16-111-74124 requirement as outlined in Section C, subsection 7(c) which reads:

"The developer will be required to contribute 50% of the monies for the future reconstruction of Clarkson Road North to the (equivalent of) a local residential collector standard"

be retracted, i.e., that the developer not be required to participate in these costs pertaining to Clarkson Road.

A copy of the consolidated report dated May 27, 1976, was attached to the agenda.

The City Manager advised the Committee that he had met with Mr. Weir and that as a result of this meeting, he was changing his recommendation regarding the 5% cash in lieu of land dedication and the preservation of the oak tree. He was now recommending that the developer be required to pay the 5% cash in lieu of parkland dedication but that he not dedicate Block A to the City.

Continued....

The developer would be able to create an additional lot and it would still be possible to preserve the oak tree. Mr. Halliday further advised that when the grade separation is constructed, it may be necessary to remove the tree.

Councillor Spence suggested that this item be referred to Council without a recommendation in order to determine if the proposal is acceptable from a planning and zoning point of view. The Committee agreed.

File: T-25359

2. The following recommendation made by General Committee on July 6, 1977, was approved by Council on July 11, 1977:

- "(a) That the size, location and height of the signs proposed for Westpoint Ford located at the south-west corner of Eglinton Avenue and Burgoyne Street, be approved as recommended by the Commissioner of Planning in his report dated July 4, 1977, with the exception of the Ford Corporate Sign which will be exempted from the 12 foot height limitation.
- (b) That the exemption referred to in part (a) above, be for a period of three years and that Westpoint Ford enter into an agreement with the City of Mississauga stating that the sign will conform after the three year period, to the then existing Sign By-law."

A copy of the proposed agreement between Ford Motor Company, Westpoint Ford Sales Limited and the City of Mississauga, was attached to the agenda. Councillor Butt recommended that the agreement be executed. This motion carried.

File: 4-77

Approved

See Recommendation #1237 (T. Butt)

September 28, 1977

3. Council, on August 15, 1977, approved the following recommendation of the Administration Task Force:

- "(a) That a Mississauga Transit Authority be established in the City of Mississauga to report and make recommendations to the General Committee of Council on matters relating to the operation of the Mississauga Transit System.
- (b) That the Mississauga Transit Authority be composed of 3 elected members of Council and 2 citizen members.
- (c) That an advertisement be placed in the newspapers in September 1977 in order to receive applications for the two positions for citizen members on the Mississauga Transit Authority."

The Committee was advised that the advertisement was placed in two local newspapers on September 7 and 14, 1977, and that two applications had been received from:

- (i) Mr. T. C. A. Moffatt, 2721 Barnstone Cr.
- (ii) Mr. J. D. Thomson, 1268 Woodeden Dr.

The Acting City Manager suggested to the Committee that the name "Transit Authority" be changed to Transit Committee in order to avoid any misconceptions about the role of the committee and also in keeping with City policy. Discussion about this suggestion took place and it was the Committee's opinion that the name Transit Authority should remain. Discussion then took place regarding the citizen appointments and the Committee expressed concern because only two applications had been received. Councillor McCallion recommended that Councillors Bean, Butt and Taylor be appointed to the Transit Authority as Council's representatives.

Discussion followed this motion. Mayor Searle then recommended that the citizen positions be readvertised in the papers and that a new deadline of October 19 be set. He subsequently withdrew this motion. Councillor McCallion expressed concern about delaying this matter and suggested it should be dealt with at the next Council meeting. The City Manager addressed the Committee regarding this matter and advised that the Transit Manager is of the opinion that since the recommendation was made establishing the Authority, the situation has changed and he does not have the problems now. Mr. Halliday suggested that the Committee look at the terms of reference of the Authority before officially deciding to continue with it.

Continued....

The Transit Manager was present for this item and confirmed Mr. Halliday's statements. He stated he would still like to have a sounding board but since the appointment of the new City Manager, he was of the opinion he could talk things over with him.

Councillor McCallion amended her original motion to appoint the councillors to the Committee, by adding the following: "That an advertisement be placed in the October 5 local newspapers for two citizen volunteers to serve on the Transit Authority and that the matter be dealt with by Council on October 11, 1977." The motion, as amended, was voted on and carried.

File: 185-77
112-77
2-77

4. The Committee was advised that Councillor Leavers would be introducing a proposal from the Mississauga Hospital Ladies Auxiliary regarding the leasing of the Adamson Proteous Estate. Councillor Spence advised the Committee that the Ladies Auxiliary plans to use the property for fund raising purposes. She requested that the Committee support this plan as it would open the house to the public.

Councillor Leavers made the following recommendation:

"That the 'Adamson House' be leased to the Mississauga Hospital Auxiliary of the Mississauga Hospital Corporation, for a period of three years for an annual rental of \$1.00, subject to approval by the Credit Valley Conservation Authority; terms of the lease will be subject to approval of The Auxiliary, the City of Mississauga, and the Credit Valley Conservation Authority."

At the suggestion of Councillor Butt, Councillor Leavers deleted the reference to rental fee of \$1.00 per year from the motion.

Councillor Spence introduced the following motion and suggested it could be an amendment to Councillor Leavers' motion:

Continued.....

"Whereas the Mississauga Hospital Ladies Auxiliary has indicated its desire to use the Adamson Proteous Estate for fund raising purposes,
And Whereas this proposal will allow the Estate to be utilized by the public while at the same time assisting in the building of a new Hospital addition;
Therefore be it resolved that the Council of the City of Mississauga look favourably on the proposal of the Hospital Auxiliary and request the City Manager to meet with Hospital Auxiliary in conjunction with the Credit Valley Conservation Authority, to work out details of the proposal and report to Council a specific suggested course of action by November 1977."

The Committee decided that Councillor Spence's motion was not an amendment; therefore, should be voted on separately.

Councillor Leavers' motion was voted on and Lost.

Councillor Spence's motion was then voted on and carried.

File: 54-77
02-88-66 See Recommendation #1239 (M. H. Spence)

5. Letter dated September 16, 1977, from the City of Stratford, setting out a resolution passed by Stratford City Council on September 12, 1977. The City of Stratford requested the Provincial Government to provide enabling legislation permitting individual municipalities to pass by-laws prohibiting the sale of non returnable soft drink containers. The City of Mississauga was requested to endorse this resolution. Councillor Spence recommended the City endorse it. This motion carried.

File: 67-77 See Recommendation #1240 (M. H. Spence)

September 28, 1977

6. Report dated September 19, 1977, from the Commissioner of Engineering, Works and Building regarding a fire access route by-law for 3122 Hurontario Street, 3455 Morning Star Drive, 1301 Dundas Street West, 33 Central Parkway West, 3339 Council Ring Road, 1785 Bloor Street, and 31 High Street. Mr. Taylor recommended that the draft by-law amending Traffic By-law 234-75, as amended, be approved and that the agreement forms accompanying this by-law revision, be executed by the Mayor and the Clerk.

File: 86-77

Approved

See Recommendation #1241 (F. Bean)

7. Report dated September 15, 1977, from the Commissioner of Engineering, Works and Building, regarding a fire access route by-law for 2542 and 2556 Argyle Road, 2323 Confederation Parkway, 3045 Queen Frederica Drive, 3085 Queen Frederica Drive, 5730 Montevideo Road, 1175 Dundas Street West and 2570 and 2590 Argyle Road. Mr. Taylor recommended that the draft by-law amending Traffic By-law 234-75, as amended, be approved, and that the agreement forms accompanying this by-law revision be executed by the Mayor and the Clerk.

File: 86-77

Approved

See Recommendation #1242 (H. E. Kennedy)

8. Report dated September 22, 1977, from the Commissioner of Engineering, Works and Building with reference to Etobicoke Creek Erosion Control Works at Sherway Drive. This report was prepared as a result of the following resolution passed by Council on June 16, 1976:

"Whereas a serious bank erosion problem exists on the west bank of the Etobicoke Creek immediately north of Sherway Drive and several private properties are in jeopardy, and
Whereas this specific location is one designated by the M.T.R.C.A. as in need of bank stabilization, and
Whereas the Region of Peel in 1974 declined to enter into a cost sharing program with Metropolitan Toronto and the M.T.R.C.A. on a bank stabilization program;
Therefore be it resolved that the City Engineer be

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instructed to immediately survey the section and recommend to Council whatever remedial measures are necessary to correct the problem, and Further, that M.T.R.C.A., be approached to determine whether it would be able to participate in the cost on the basis that the Region of Peel be designated as the benefiting municipality but that regardless of any delay in that decision, we proceed immediately, and further, this resolution be ratified by the Region of Peel."

Mr. Taylor recommended that the Region of Peel be requested to apply to the Metropolitan Toronto and Region Conservation Authority to undertake the necessary erosion control works on Etobicoke Creek, north of Sherway Drive.

File: 60-77
54-77

Approved

See Recommendation #1243 (H. E. Kennedy)

The following item, not listed on the agenda, was considered by the Committee at this time:

9. Letters from the Mississauga Golden Arrows inviting the Mayor and Members of Council to the opening game on Saturday, October 8, 1977, at 8:00 p.m.

File: 17-77

Received

See Recommendation #1249 (R. Searle)

10. Letter dated September 19, 1977, from the City of Brampton regarding a Traffic Operations Study Agreement with the Ministry of Transportation and Communications, the Region, the City of Brampton and the City of Mississauga. It was recommended that the agreement be executed.

File: 22-77
35-77

Approved

See Recommendation #1244 (H. E. Kennedy)

September 28, 1977

11. Report 7-77 of the Mississauga Taxicab Authority meeting held on September 19, 1977.

File: 9-77A

Approved

See Recommendations #1251 to #1258 Incl.
(H. McCallion)

12. Report 3-77 of the Street Names Committee meeting held on September 15, 1977.

File: 37-77

Approved

See Recommendations #1259 to #1264 Incl.
(T. Butt)

13. Report 7-77 of the Traffic Safety Council meeting held on September 21, 1977.

Councillor Bean requested that Items 69, 70 and 71 which all affect his ward, be referred to Council in order to give him an opportunity to discuss these recommendations with the ratepayers. The Committee agreed.

The remainder of the report, was approved as presented.

File: 179-77

See Recommendations #1265 to #1277 Incl.
(H. E. Kennedy)

14. Report 1-77 of the Sign Committee meeting held on September 13, 1977.

Councillor McCallion recommended that the following recommendation be added to the report:

"4. That Staff be requested to prepare an election sign by-law for consideration of General Committee."

Continued.....

ITEM 14 CONTINUED:

-10-

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Councillor Taylor suggested the following amendment to part 4:

"That a by-law be prepared to prohibit election signs on public property and to restrict the size of election lawn signs to a maximum size of 24" x 24"."

The amendment was voted on and lost. The motion was voted on and carried. Councillor Butt then recommended that Councillor Taylor's amendment be referred to the Sign Committee. This motion carried.

Councillor McCallion recommended approval of the report as amended. This motion carried.

File: 183-77 See Recommendations #1278 to #1282 Incl.
(H. McCallion)

15. Report dated September 22, 1977, from the City Solicitor regarding Marriott Hotels, Airport Road. Mr. Clark advised that Council on May 25, 1977, granted Marriott Hotels and exemption from the Malton Outmoded Commercial Holding By-law. The lands in question are located at the south-east corner of Airport Road and Elmbank Road. A copy of the proposed by-law to amend By-law 5500, to implement this exemption, was attached. Mr. Clark recommended that the by-law rezoning the lands of Marriott Hotels on Airport Road, be passed by Council.

File: 25-77

Approved See Recommendation #1245 (H. E. Kennedy)

16. Report 8-77 of the Recreation and Parks Committee meeting held on September 19, 1977.

Councillor McCallion stated she could not support recommendation #80 of this report authorizing a grant of \$2,056.00 to the Cobalt Fire Disaster Fund. Councillor Taylor recommended the following amendment:

"That a token contribution of \$500.00 be made to the Cobalt Fire Disaster Fund."

This amendment lost. A separate vote was taken on recommendation #80. The recommendation lost. The report, as amended, was voted on and carried.

File: 182-77 See Recommendations #1283 to #1291 Incl.
(H. E. Kennedy)

17. Report
Advison

File:

Approve

A motion for a
meeting was he
General Commit

The following
considered by

18. Report
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(i) T

(ii) T

(iii) T

(iv) T

(v) T

September 28, 1977

17. Report 6-77 of the Local Architectural Conservation Advisory Committee meeting held on September 19, 1977.

File: 178-77

Approved

See Recommendations #1292 & #1293
(F. Bean)

A motion for recess was made at 11:00 a.m. A special Council meeting was held from 11:15 a.m. until 11:25 a.m. The General Committee meeting reconvened at 11:25 a.m.

The following additional items, not listed on the agenda were considered by the Committee:

18. Report dated September 22, 1977, from the Commissioner of Engineering, Works and Building regarding the Newman Landfill Site. This report was prepared as a result of a letter dated August 17, 1977, from the Region of Peel. Mr. Taylor recommended the following:
- (i) That the Region of Peel be requested to design and install the gas monitoring and collection system for the Newman Landfill Site.
 - (ii) That funds in the amount of \$30,000.00 be provided in the 1977 Budget of the Engineering Department from the Contingency Fund to cover the portion of the work to be done in 1977.
 - (iii) That funds in the amount of \$40,000.00 be approved in the 1978 Current Budget of the Engineering Department to cover the collection system which will be undertaken in 1978.
 - (iv) That the Ministry of the Environment be requested to provide a grant to the City of Mississauga in the amount of \$4,000.00.
 - (v) That the Region of Peel advise the City of Mississauga of the properties required to be entered upon, and the Property Agent for the City be requested to obtain the necessary permission to enter.

- (vi) That the City Solicitor be requested to negotiate with the Regional Solicitor an agreement which will indemnify the Region of any liability arising from the construction, maintenance and operation of the system.
- (vii) That the Region be requested to include in the permanent gas treatment burner facility proposed on the Pinchin lands, sufficient capacity to treat the gas from the Newman Site.
- (viii) That the Region be requested to provide to the City the estimated cost of the maintenance of the gas monitoring system, gas collection system, and treatment of the gas associated with the Newman Site, for inclusion in the 1978 Current Budget.

A further report dated September 23, 1977, from the City Solicitor regarding this item, was also distributed to the Committee. Mr. Clark advised that in his opinion the expenditure should be the responsibility of the Region. He recommended that he be instructed to negotiate an agreement with the Region whereby the Region will proceed immediately to install and pay for all necessary gas venting and treating equipment on the Newman Landfill Site, subject to a later determination of the responsibility for payment between the Region and the City of Mississauga. Councillor Butt recommended that both reports be adopted. He subsequently withdrew that motion. The Commissioner of Engineering, Works and Building advised the Committee that if it approved the Solicitor's report, the work would be delayed. He also advised the Committee that the Ministry of the Environment will provide \$4000.00 towards the cost of the project if the work is done in 1977. Mayor Searle made the following recommendation:

Whereas there should be no delay in implementing the City Engineer's Report dated September 22, 1977;
Be It Resolved that the report be adopted and further that the City Solicitor be instructed to negotiate with the Region of Peel to determine the financial responsibility for the installation of the gas monitoring system.

The motion was voted on and carried.

File: 113-77

35-77

See Recommendation #1246 (R. Searle)

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19. Report dated September 27, 1977, from the Commissioner of Engineering, Works and Building regarding the Sheridan Creek Study, Lakeshore Road to Clarkson Road. A Consultant's Report was attached also. Mr. Taylor recommended:
- (a) That the recommendations contained in the Consultant's report attached to the report dated September 27, 1977 from the Commissioner of Engineering, Works and Building, regarding remedial works on the Sheridan Creek from Lakeshore Road to Clarkson Road, be endorsed.
 - (b) That Phase I being the construction of a storm trunk diversion sewer from the railroad spur line to a point 200 feet west of Inverhouse Drive and estimated at \$140,000.00, be undertaken in 1977 and that funds presently allocated under PN 16 111 7515 being proposed works on the Sheridan Creek at Truscott Drive, be reallocated to Phase I.
 - (c) That Phase II being the extension of construction for a storm trunk sewer from the termination of Phase I to Southdown Road at an estimated cost of \$60,000.00 be approved in the 1978 budget.
 - (d) That Phases III, IV and V being respectively berming of the west side of Sheridan Creek from Lakeshore Road to Inverhouse Drive estimated at \$50,000.00, excluding 3.3 acres of land acquisition, reconstruction of the railway spur line culvert and storm water dissipator works estimated at \$430,000.00 and erosion control works along the Sheridan Creek backing on Fletcher Valley Crescent, estimated at \$200,000.00, be undertaken concurrently and of a total estimated cost of \$880,000.00 for these works, an amount of \$400,000.00 be allocated in the 1978 Capital Budget and consideration be given to recommending allocation of the remaining \$480,000.00 in the 1979 Capital Budget.
 - (e) That the City Engineer be instructed to hold an emergency meeting with staff of the Credit Valley Conservation Authority and the Ministry of Natural Resources to determine their degree of participation in these total works in 1977, 1978 and 1979.

File: 54-77
53-77

Approved

See Recommendation #1247 (M. H. Spence)

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20. Mayor Searle introduced the following motion:

"Whereas Branch 82, Royal Canadian Legion in Port Credit has historically held a parade on November 11 to commemorate Remembrance Day, and
Whereas they have each year held a Poppy Day in the area of Mississauga south of the Q.E.W.,

Therefore be it resolved that within the specific policies of the City of Mississauga, Branch 82, Royal Canadian Legion be granted permission to:

- (a) hold a Church Parade on November 11, 1977, and
- (b) conduct a sale of poppies in Mississauga south of the Q.E.W."

It was suggested that all legions in the City be given the same privilege. Mayor Searle agreed to add this to his motion. The motion, as amended, was voted on and carried.

File: 74-77 See Recommendation #1248 (R.Searle)

OTHER BUSINESS

One item remained which was to be dealt with In Camera. However, it was decided not to deal with it and the following recommendation was made:

That further consideration of (i) the financing for the construction of Burnhamthorpe Road from Erin Mills Parkway to Mississauga Road, and (ii) the financing for the construction of Burnhamthorpe Road from Mississauga Road to Erindale Station Road, including the crossing of the Credit River, be deferred until the Province has confirmed it will assist with the financing of these works.

This motion was voted on and carried.

File: PN 77-055
PN 77-001 See Recommendation #1250 (R. Searle)

RECOMMENDATIONS: As Per Report No. 35-77.

ADJOURNMENT: 12:05 p.m.

CITY OF MISSISSAUGA

MINUTES

MEETING NUMBER THIRTY SIX

NAME OF COMMITTEE: GENERAL COMMITTEE OF COUNCIL
DATE OF MEETING: September 28, 1977, 1:30 p.m.
PLACE OF MEETING: Council Chambers
MEMBERS PRESENT: Councillors Spence, Kennedy, Bean, Taylor, Hooper, Butt, Leavers and McCallion. Mayor Searle arrived at 1:40 p.m. Councillor Kennedy left the meeting at 3:15 p.m. and Councillor McCallion at 4:05 p.m.
MEMBERS ABSENT: Councillor McKechnie.
STAFF PRESENT: E. Halliday, R. Edmunds, T. Julian and J. LeFeuvre.

MATTERS CONSIDERED:

This special General Committee meeting was held to consider the Phase II (September 1977) Report of the Core Area Study Committee. The report was forwarded to the members of Council in advance of the meeting. A summary of the report was distributed at the meeting.

The Commissioner of Planning introduced Mr. Peter Allen, Co-Chairman of the Committee; Mr. John Carson, Consultant, other members of the Core Area Committee and members of his Staff.

Mr. Edmunds informed the Committee of some activities which took place during preparation of the Phase II Report which are not reflected in the report itself, as follows:

- (a) He advised that very strong interest in the Core Area was expressed by both the public and the private sectors. During Phase II; requests were received from several developers to be appointed to the Core Area Study Committee. These requests resulted from a change of land ownership in the Study Area. Mr. Edmunds stated that the Study Committee did not accede to the requests. Additional members would result in an imbalance on the Study Committee. As a compromise, the Core Area Committee decided to create a sub-committee consisting of the private sector members of the Committee and several other representatives of the private development industry.

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- (b) A second sub-committee was formed to deal with transportation matters.
- (c) Mississauga Meadows - Mr. Edmunds advised that this community which is bounded by Burnhamthorpe Road, Cawthra Road, proposed Highway 403 and Hurontario Street, is presently being developed in the easterly portion. When the concept was prepared for the total community, Council decided that the westerly part should be left until the Core Area Study is completed. During Phase II, the Core Area Committee worked with representatives of two owners of lands in that area (Urban Equities and Shipp Corporation) with a view to preparing a plan which would be consistent with the recommendations of the Core Area Committee. Mr. Edmunds stated that the Core Area Committee was now prepared to recommend to Council that the plan as prepared is consistent with the recommendations of the Core Area Committee.
- (d) Mr. Edmunds further advised that a Core Area Residents' Association has been formed.

A discussion followed Mr. Edmunds' introduction. Councillor McCallion made the following recommendation:

That any property which has changed hands within the Core Study Area, that the new landowner become part of the City Core Committee.

The Co-Chairman, Mr. Allen, commented that the lands in the West Mississauga Meadows Area, had been dealt with in the Study and that the recommendation of the Committee is that these lands now be excluded from the Study and proceed towards more detailed plans. Because of this recommendation, it was his opinion that no problem exists with landowners regarding representation on the Study Committee.

Councillor McCallion's motion was voted on and lost.

The meeting was turned over to Mr. John Carson who reviewed the report in detail. The main results of the second phase are:

- (i) An urban structure concept for the City Core; which is:
 - The establishment of a central pedestrian spine that will extend east-west through the high intensity Core development area and connect the major Core facilities along its length. The pedestrian spine will consist of open air parks, paved plazas and squares and climate controlled shopping arcades.
- (ii) A preliminary land use distribution plan for the City Core which consists of three mixed use development zones:

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A high intensity mixed use zone incorporating major shopping, civic and cultural facilities as the predominant uses, but also including hotels, entertainment, offices and some housing.

A medium intensity mixed use zone with offices as a predominant use and permitting high density housing and some limited shopping facilities.

A low intensity mixed use zone having high density housing as a predominant use but allowing some office and local shopping development and special facilities.

- (iii) Location of first action development within the high intensity Core Area; which is:

Extension of shopping west of Square One buildings to a new civic and cultural complex as the focus of the future City Core, and designation of private and public development parcels adjacent to the civic and cultural complex.

- (iv) A preliminary secondary plan for the Study Area, which will be refined during Phase Three of this study, which has as major features:

A mixed use development zone around the intersection of Dundas and Hurontario Streets to form a district commercial centre.

A major open space system along the Mary Fix Creek with a combined school and park site as a central park feature.

A highway commercial and warehouse retail area along the eastern edge of Mavis Road between Burnhamthorpe and the proposed extension of Central Parkway.

High density housing and offices on the south side of Burnhamthorpe and the east side of Hurontario in an area of Core related development.

High density housing along the west side of Hurontario Street.

Mixed density family housing with support facilities of schools, parks and convenience shopping in the balance of the Study Area. A neighbourhood shopping centre is located at the crossing of Confederation and Central Parkways central to the family housing area.

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- (v) The report further discusses the concept and preliminary land use plan for the City Core in Section 3. The preliminary secondary plan for the Study Area is presented in Section 4; Section 5 develops preliminary cost estimates for major public works required to support the City Core and Study Area development. Section 6 outlines the work of Phase III.

Following Mr. Carson's presentation, members of the General Committee asked questions and expressed their individual concerns regarding various aspects of the report.

One of the main concerns expressed was the volume of traffic on Burnhamthorpe Road. Another was the concentration of commercial and retail activity in the Core.

Councillor Taylor suggested three amendments as follows:

- (i) That the central park block at Confederation Parkway and Fairview Road be expanded to take in the entire block.
- (ii) That a second link open space system be developed along the Confederation Parkway Corridor.
- (iii) That the land use around the GO station be increased to at least medium density.

These three amendments were incorporated into the following motion moved by Councillor Taylor:

"That the Phase II, Mississauga Core Area Study, be adopted as the basis for proceeding with Phase III, and that during Phase III, consideration be given to the following aspects:

- (a) Central park block at Confederation Parkway and Fairview Road, be expanded to take in the entire block.
- (b) That a second link open space system be developed along the Confederation Parkway Corridor.
- (c) That the land use around the GO Station be increased to at least medium density."

This motion was voted on and carried. (Recommendation #1294)

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Councillor Taylor then made the following recommendation:

"That the Mississauga Meadows West Secondary Plan be processed."

This motion was voted on and carried. (Recommendation #1295)

RECOMMENDATIONS:

As Per Report No. 36-77.

ADJOURNMENT:

4:25 p.m.

CITY OF MISSISSAUGA

MINUTES

MEETING NUMBER THIRTY SEVEN

NAME OF COMMITTEE: GENERAL COMMITTEE OF COUNCIL
DATE OF MEETING: October 5, 1977, 9:00 a.m.
PLACE OF MEETING: Council Chambers
MEMBERS PRESENT: Councillor Butt, Chairman;
Councillors Kennedy, Bean, Taylor,
McKechnie, Hooper. Councillors
Spence and McCallion arrived at
9:10 a.m. and Councillor Leavers
arrived at 9:20 a.m.
MEMBERS ABSENT: Mayor Searle.
STAFF PRESENT: D. Ogilvie, J. Dorrell, J. Leth-
bridge, A. McDonald, B. Clark,
L. Love, T. Julian and J. LeFeuvre.

DELEGATIONS - 9:00 A.M.

- A. Mr. F. Parker, Samuel Son & Co.
File: 4-77
SEE ITEM #1
B. Mr. S. Bookman, solicitor for residents of 2001 Bonnymede
Drive.
File: 31-77
53-77
SEE ITEM #2

MATTERS CONSIDERED:

1. Letter dated August 31, 1977, from Samuel Son & Co.
Limited with reference to the erection of a sign at its
plant on Dixie Road. The company wishes to erect a sign
16 feet high, which is in excess of the 12 foot limitation.
The Commissioner of Planning commented that the height
of the sign should not exceed 12 feet. Mr. F. Parker
of Samuel Son & Co. Limited appeared before the Committee
and reiterated the request set out in the letter.

Continued.....

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He stated that the sign would be located behind a fence and for this reason, the request was made. Mr. J. Lethbridge, Director of Urban Design, pointed out to the Committee that the fence was a chain-link type and the sign at 12 feet would be quite visible. He cautioned the Committee that if it recommended a height in excess of 12 feet, a precedent would be set. He recommended the sign not be higher than the 12 feet. Councillor Taylor recommended that Samuel Son & Co. not be permitted to erect a sign in excess of 12 feet. This motion carried.

File: 4-77

See Recommendation #1296 (L. Taylor)

2. Mr. S. Bookman, solicitor representing the residents of 2001 Bonnymede Drive who were severely affected by flooding last weekend, appeared before the Committee. He informed those present that the purpose of his appearance was to request temporary emergency financial assistance for the residents of this condominium because these residents are not in a financial position where they could afford to rectify the damage caused by the recent flood. He stated that the developer of the project had denied liability. Seventeen units were affected and the estimated per unit damage, not including personal belongings, is approximately \$5,300.00 to \$5,715.00. The City Solicitor advised the Committee that Council had the authority to respond to the request if done in the proper manner.

Councillor Spence made the following suggestion which subsequently was made into a motion:

That the Engineering Department, City Solicitor and Ward Councillor investigate a method of emergency relief to the residents of 2001 Bonnymede Drive condominium and report to Council on October 11, 1977.

Councillor McCallion expressed concern about the procedures presently being carried out regarding insurance claims resulting from incidents such as floods and it was her opinion that this procedure should be changed and changed very quickly. She also suggested that a major up-date of the storm sewer system be carried out by the Engineering Department. This was later put in a motion by Councillor Hooper.

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The following motions were voted on and carried:

(a) M. H. Spence

That the Engineering Department, City Solicitor and Ward Councillor investigate a method of emergency relief to the residents of 2001 Bonnymede Drive condominium and report to Council on October 11, 1977.

(b) H. McCallion

That the Engineering Department be requested to prepare a report as to the cause of the flooding at 2001 Bonnymede Drive.

(c) F. Hooper

Whereas there has been several cases of severe flooding since Hurricane Hazel, and
Whereas it appears that some of the storm sewers in the City are of insufficient size to handle the volume of water produced in a "one in ten year storm", and
Whereas it appears that some of the creeks and streams are being overloaded by upstream run-off; Therefore be it resolved that the Engineering Staff be required to prepare a preliminary inventory of the above stated areas as soon as possible, and further, that a cost estimate be presented, (a) to cover a complete up-date of all the storm sewers of the City and (b) to cover the physical correction of any deficient areas found during the study.

File: 31-77
53-77

See Recommendation #1297
(a - M. H. Spence)
(b - H. McCallion)
(c - F. Hooper)

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3. Report dated September 26, 1977, from the City Solicitor with respect to "whether or not a salary can be paid to the Mayor of a Municipality under The Public Utilities Act". This report was requested by the General Committee on September 7, 1977. Mr. Clark advised that there is nothing in the Public Utilities Act which would prohibit a salary being paid to the Mayor and there is nothing in The Municipal Act which would prohibit the Mayor from receiving a salary for acting as a Commissioner on a commission established under The Public Utilities Act. Mr. Clark recommended that his report be received.

Councillor Bean questioned why a mayor should receive remuneration for being a member of a Hydro Commission and be prohibited from receiving remuneration for being a member of a Police Commission. Councillor McCallion expressed the same concern. She was of the opinion that legislation regarding remuneration for various boards and commissions, should be consistent. She stated that she would be prepared to present a motion at the next Council meeting that the Province be requested to amend the Public Utilities Act.

File: 50-77

Received

See Recommendation #1298 (H. Kennedy)

4. Report dated September 20, 1977, from the City Solicitor regarding appeals to the Ontario Municipal Board resulting from Committee of Adjustment decisions. Mr. Clark advised that two appeals had been made to the O.M.B. as follows:
- (i) E. Roy Cook Estate, 2337 Derry Road W., CAA 232/77
 - (ii) Ontario Khalsa Darbar Inc. 7080 Dixie Rd., CAA 257/77

Mr. Clark recommended that his report be received.

Councillor Bean expressed concern once again about the procedure followed by the Staff in lodging appeals to the Ontario Municipal Board. A brief discussion took place regarding this matter. Councillor McKechnie recommended that the appeals referred to in the report, be withdrawn. This motion carried. The City Solicitor was instructed to withdraw the appeals forthwith.

File: 32-77

See Recommendation #1299 (F. McKechnie)

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5. Report dated September 21, 1977, from the City Solicitor with respect to Human Rights Commission Hearings. Mr. Clark stated that it is his opinion that if the City sets up a system of medical tests and medical standards, and was again to retire a firefighter before the age of 65, that the City would be in a much stronger position to defend itself if anyone alleged a breach of The Ontario Human Rights Code. He recommended that the Fire Chief and the Director of Labour Relations be requested to comment on setting up a system of medical standards and medical tests for firefighters. Councillor McCallion recommended approval of the report. This motion carried. Later in the meeting, Mr. S. Keith, Director of Labour Relations, addressed the Committee and advised that the Borough of North York is presently involved in a course on medical standards and examinations. He stated that he had discussed the course with the Professor in charge of the programme and would be meeting with him in the next few days regarding a similar programme for the City of Mississauga, and that he will report back to the General Committee as soon as possible. He also advised the Committee that with regard to the salaries for the firefighters, the Board of Arbitration had met yesterday, and results of the hearing will probably be available in a month.

File: 40-77
41-77

Approved

See Recommendation #1300 (H. McCallion)

6. Report dated September 27, 1977, from the Property Agent in which he recommended that the sum of \$1,850.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with Land Severance Application B 144/77-M, Dusan Strah, all of Lot 43, and part of Lot 44, Plan 386, located on Elm Drive and zoned R4 residential.

File: 66-77

Approved

See Recommendation #1301 (H. E. Kennedy)

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7. Report dated September 27, 1977, from the Property Agent in which he recommended that the sum of \$9,000.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with Land Severance Application B 268/77-M, Standard Industries Limited, part of Lot 2, Conc. 4, E.H.S., located on Creekbank Road and zoned Industrial M2.

Councillor McKechnie requested that this matter be referred to the next Council meeting and that the Engineering Department prepare a report for that meeting as to whether or not the drainage system in this area is adequate. The Committee agreed.

File: 66-77

8. Report dated September 15, 1977, from the Property Agent in which he recommended that the sum of \$2,625.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with Land Severance Application B 110/76-M, Glen Morne McWhirter, part of Lot 12, Plan 341 located on Pinetree Way and zoned Residential R2.

File: 66-77

Approved

See Recommendation #1302 (F. Leavers)

9. Report dated September 19, 1977, from the Property Agent in which he recommended that the sum of \$2,750.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with Application B 209/76-M, Ross and Mary Hawley, part of Lot 7, Plan 389 located on Birchwood Drive and zoned Residential R2.

File: 66-77

Approved

See Recommendation #1303 (F. Leavers)

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10. Report dated September 19, 1977, from the Property Agent in which he recommended that the sum of \$3,250.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with application B 210/76-M, Ross and Mary Hawley, part of Lot 7, Plan 389 located on Birchwood Drive and zoned Residential R2.

File: 66-77

Approved

See Recommendation #1304 (F. Leavers)

NOTE: Councillor Taylor voted in the negative on recommendations 1301, 1302, 1303 & 1304.

11. Item 10 on the agenda - 5% cash in lieu of land dedication for application B 176/73-M, Roland Genereux, was withdrawn from the agenda.

12. Letter dated September 16, 1977, from the Region of Peel regarding the proposed Polish Canadian Senior Citizens Residence, Wawel Villa in the Clarkson Area of Mississauga. The Region on September 15, 1977, approved the following recommendation:

"That the Region of Peel support in principle the proposal by Wawel Villa Incorporated for a Polish Canadian Senior Citizens Centre in the Clarkson Area of Mississauga, subject to the necessary site plan approvals from the City of Mississauga;

And Further, that Regional and City of Mississauga staff be requested to provide assistance to Wawel Villa Incorporated on this project."

Councillor Spence recommended the City support the project. This motion carried.

File: 108-77

See Recommendation #1305 (M. H. Spence)

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13. Letter dated September 23, 1977, from the Region of Peel regarding the Europe Tour of Solid Waste Recovery Facilities, November 12 to November 20, 1977. The Committee was advised that if the City wished to send representatives with the tour, the Region must be advised by October 14 in order to make the necessary travel arrangements. The estimated cost is approximately \$1,600.00 per person. Councillor Bean recommended that the City not send any representatives on the tour. Councillor McKechnie recommended that the Planning Commissioner or his delegate be authorized to go on the tour. Considerable discussion followed. Councillor McCallion stated that in her opinion, the tour was premature in light of the reaction from the Provincial Government. She urged all members of Council to take this position at the Region. Councillor Bean agreed to add the following to his motion: That the Region of Peel be advised that it is the opinion of the City of Mississauga Council that the Europe Tour is premature in light of the lack of response from the Provincial Government. Councillor Bean's motion was voted on and carried.

File: 35-77
113-77 See Recommendation #1306 (F. Bean)

14. Letter from the Township of McNab dated September 22, 1977, requesting the City to endorse the following resolution: "Be it hereby resolved that any new housing built in any one year unoccupied be assessed at one third value of completion in that year and two thirds value in the second year and full value in the third year." Councillor McCallion recommended the City to endorse the resolution and forward it to the Association of Municipalities of Ontario. This motion carried.

File: 67-77 See Recommendation #1307 (H. McCallion)

15. Letter dated September 16, 1977, from the City of Windsor requesting the City to support a recommendation made by the Board of Commissioners of Police, City of Windsor, that the Minister of Treasury, Economics and Intergovernmental Affairs be requested to recommend an

Continued...

ITEM 15 CONTINUED:

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amendment to The Municipal Act to increase the fine payable on conviction of leaving the keys in a motor vehicle from not less than \$1.00 and not more than \$10.00 to a minimum of \$25.00 and not more than \$100.00. Councillor McCallion recommended the City endorse the recommendation and refer it to the Association of Municipalities of Ontario. This motion carried.

File: 67-77 See Recommendation #1308 (H. McCallion)

16. Report dated September 27, 1977, from the Commissioner of Engineering, Works and Building regarding the supply of Slag Aggregate for the Malton and Clarkson Works/Parks Depots. Mr. Taylor advised that his department is interested in purchasing slag aggregate from National Slag Limited in Hamilton for use as a surfacing material for the storage compounds at the Malton and Clarkson Depots. The Slag Aggregate is a satisfactory substitute for crushed limestone and will result in a cost saving of approximately 30%. National Slag Limited is the only supplier of this material in this area. Mr. Taylor recommended that the Purchasing and Supply Section be authorized to issue open Purchase Orders to National Slag Limited for the purchase of slag aggregate for the Clarkson and Malton Works/Parks Depots at the following prices: Clarkson - \$3.06 per ton; Malton - \$3.40 per ton. (Malton - \$21,000; Clarkson - \$32,000.)

File: 21-77
24-77

Approved

See Recommendation #1309 (H. McCallion)

17. Report dated September 29, 1977, from the Commissioner of Engineering, Works and Building with reference to the Clarkson Village Centre B.I.D.'s Second Annual Halloween Parade to be held on October 29, 1977. This report was prepared as a result of a letter dated September 15, 1977, from the Clarkson Village Centre, a copy of which is attached. Mr. Taylor recommended that approval be granted to the Clarkson Village Centre to hold their Halloween Parade on Saturday, October 29, 1977, between the hours of 12:50 p.m. and 1:45 p.m. on the route set out in the report, subject to representatives of this association contacting the Traffic and Transportation

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Section of the Engineering Department to finalize the details of the signing requirements and Road Closure permit at least one full week prior to the date of the parade. Councillor Spence advised the Committee that where reference is made in the report regarding Clarkson Road South, it should read Clarkson Road North.

File: 42-77
7-77

Approved

See Recommendation #1310 (M. H. Spence)

18. Report dated September 26, 1977, from the City Solicitor regarding a Noise Control By-law. At the General Committee meeting on September 14, 1977, Councillor McCallion requested that the City Solicitor report to the General Committee regarding the North Bay Noise Control By-law, and what if any action the City of Mississauga should take. A copy of the North Bay by-law was attached. Mr. Clark recommended that the Staff be instructed to prepare a comprehensive noise control by-law containing provisions similar to Schedules 1 and 2 of the Corporation of the City of North Bay by-law number 142-76, if it is determined that inclusion of such sections is feasible for the City of Mississauga.

File: 4-77

Approved

See Recommendation #1311 (H. McCallion)

19. Report 10-77 of the Condominium Development Committee meeting held on September 13, 1977.

File: 181-77

ApprovedSee Recommendations #1313 to 1318 Incl.
(L. Taylor)

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20. Report 11-77 of the Condominium Development Committee meeting held on September 27, 1977.

Re: Item #52 - Councillor Taylor advised the Committee that when the Condominium Committee made this recommendation it was of the opinion that the document was standard; however, four amendments were found in the Management Agreement. He recommended that Item 52 be amended to read:

"That the Management Agreement submitted on 29 September 1977 by Mr. G. Kizoff, Condominium Co-ordinator, Victoria Wood Development Corporation Limited, and Miss E. Mend, solicitor, with respect to the proposed condominium located on Montevideo Road in Ward 4, be approved with the following amendments:

- (i) that paragraph 7(c) of the submitted Management Agreement be deleted.
- (ii) that the last sentence of Paragraph 8 be deleted.
- (iii) that the words "provided that in the event of a major emergency the Manager is hereby authorized to take immediate steps for the protection and preservation of the property" in the last sentence of paragraph 9 be deleted.
- (iv) that paragraph 11 of the submitted Management Agreement be deleted."

This amendment was voted on and carried. The remainder of the report was approved as presented.

File: 181-77 See Recommendations #1319 to #1325 Incl.
(L. Taylor)

21. Report 15-77 of the Planning Committee meeting held on September 20, 1977. The Committee was advised that Item 7 on this report, was approved by Council on September 26 and 28, 1977.

Item 4 - File: OZ-46-76, Forty-Eight Investments Limited

Councillor Taylor urged the members of the Committee to defeat the recommendation on this item. The recommendation approves an application to allow retail sales of furniture and carpet on Dundas Street. Councillor McCallion

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recommended that the application be deferred until the Planning Staff Report on the Dundas Street Study was issued; however, that the application not be deferred any longer than November 30, 1977. This motion carried.

Item 8(5) Port Credit Secondary Plan

Councillor Spence recommended that this part of the recommendation be referred back to the Planning Staff for further consideration. This motion carried.

The remainder of the report was approved as presented.

File: 105-77 See Recommendations #1326 to #1329 Incl.
(H. McCallion)

The following additional items, not listed on the agenda, were considered by the Committee:

22. Councillor Taylor advised the Committee that the questionnaire regarding levels of service which he referred to at the budget meeting, was almost complete, in that three out of the four communities had returned the questionnaires to him. He advised that 308 persons had been contacted and out of the 308, 64% were in favour of continuing the present level of service. He pointed out that this was strictly for the Committee's information. Councillor Bean recommended the information be received. This motion carried.

File: 33-77 See Recommendation #1312 (F. Bean)

23. Mr. L. Parsons, Chairman of the Region of Peel, appeared before the Committee to advise that the Public Works Committee of the Region, at its meeting on October 4, considered the agreement between the Region and the City with respect to the sanitary landfill site on Britannia Road. The City was requested to reconsider Clause 9 of the agreement which refers to the widening of Britannia Road to four lanes from the Credit River to Hurontario Street. Mr. Parsons requested that City Council consider the matter at its October 11 meeting.

File: 113-77

RECOMMENDATIONS:
ADJOURNMENT:

As Per Report No. 37-77
11:40 a.m.